



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/18/2013

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00047 STINE – Proposed minor use permit to modify distance from guesthouse to primary residence. Site location is 4095 Hampton Ln, Paso Robles. APN: 026-231-081.

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

MUP FOR DISTANCE MODIFICATION FOR GUESTHOUSE DISTANCE TO PRIMARY ADEL/ RADEL

AG

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 Rodney Stine Daytime Phone (805) 238-7876
 Mailing Address 4095 Hampton lane, Paso Robles CA Zip Code 93446
 Email Address: _____

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

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Road, Atascadero Zip Code 93422
 Email Address: kim@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 40 Acres Assessor Parcel Number(s): 026-231-081
 Legal Description: Portion Lot 2, Book 27 Parcel Maps Page 15
 Address of the project (if known): 4095 Hampton Lane, Paso Robles CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:
Nacimiento Lake Drive to Oak Flat Road to Hampton Lane

Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing single family residence, mobile home secondary residence, and barn located on site.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____
Minor Use Permit for distance modification for guesthouse distance to primary residence.

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 *Vin Johnson* Date 12/4/13

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): Minor Use Permit for distance modification for guesthouse distance to primary residence.

Describe existing and future access to the proposed project site: Existing and continued access from Hampton 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: Ag- Nut orchard & Vines

South: AG- Single family residence w/ secondary residence

East: AG- Orchard

West: AG- Single family residence w/ secondary residence

For all projects, answer the following:

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

Buildings: 600 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: 0 Type: _____

Setbacks: Front +/- 448 ft Right +/- 671 ft Left +/- 820 ft Back +/- 587 ft

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: _____ 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: 1

Total floor area of all structures including upper stories, but not garages and carports: 600 SF

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: +/- 10 _____ acres
Moderate slopes of 10-30%: +/- 30 _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

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? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 2 existing wells, main well 14 gpm, secondary well 3 gpm
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? +/- 100 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: _____ 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

- 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: Paso Robles Waste Disposal
- 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: Paso Robles Unified School District
- 2. Location of nearest police station: Paso Robles
- 3. Location of nearest fire station: Paso Robles
- 4. Location of nearest public transit stop: Paso Robles
- 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:
Residential
- 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): _____
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:

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.)



STINE GUESTHOUSE
PASO ROBLES, CALIFORNIA
Minor Use Permit- Guesthouse Modification

SITE

This project is located at 4085/4095 Hampton Lane, Paso Robles CA (APN 026-231-081). The parcel is +/- 40 acres and is zoned Agriculture. The site is located northwest of the City of Paso Robles in the Rural Adelaide planning area.

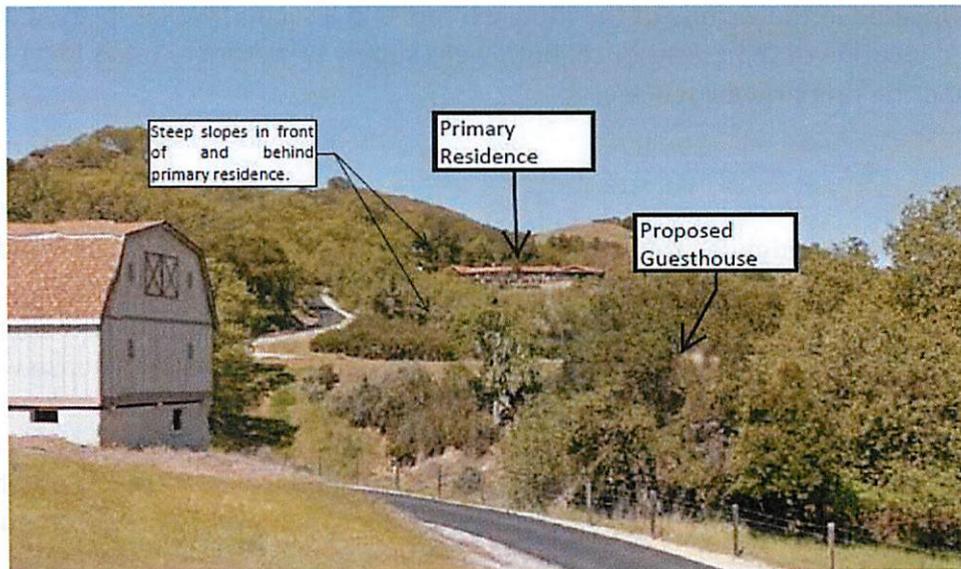
The site is surrounded by parcels zoned agriculture. Properties to the north include vineyards and walnut orchards with single family residences. Property to the south, east and west are zoned agriculture and include single family residences, some with secondary mobile home residences.

EXISTING USE

The site includes two residences, one is a 4,000 sq.ft. house and the second is a mobile home. There is also a barn on the property as well as several smaller out buildings. The primary residence is located on a hill in the middle of the property. The mobile home is located in the south-east corner of the property. The barn is located adjacent to the driveway to the primary residence, just off of Hampton Lane. There are two existing wells located on the property. The main well is located in the vicinity of the mobile home and a second well is located adjacent to the proposed location of the guesthouse. Both wells supply two storage tanks located on top of the hill behind the primary residence.

GUEST HOUSE

The existing primary residence is built on a hill and is surrounded by dense woodland. There is an existing dirt road off of the main driveway to the backside of the primary residence. The proposed guesthouse is to be located at a level clearing off of the existing dirt road, due east of the primary residence at the bottom of the hill. Due to the steep slopes and dense woodland surrounding the primary residence, locating the guesthouse closer, within 50 feet, to the primary residence would require removal of oak trees and a significant amount of grading. There is an existing well and electrical connection at the proposed location to serve the guesthouse. The proposed location is the closest logical location for the proposed guesthouse.



8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466

MODIFICATION REQUEST PROPOSAL

The following information pertains to a Minor Use Permit application to request a modification from the guesthouse distance to the primary residence standards defined in County LUO Section 20.30.410 (2).

2. **Location.** A guesthouse shall not be located more than 50 feet from the principal residence, or as otherwise approved through a Minor Use Permit, and shall not be located within any required setback area (see Section 22.10.140 - Setbacks).

The County LUO requires a maximum of 50 feet from the primary residence. The existing topography within 50 feet around the primary residence is steeply sloped and heavily wooded with oak trees. Locating the guesthouse within 50' of the primary residence would require the removal of oak trees and extensive grading. We therefore request a Minor Use Permit to allow the guesthouse to be located at an existing level clearing on the site 231 feet away from the Primary residence.

GUESTHOUSE LUO COMPLIANCE

1. **Limitation on use.** A guesthouse or home office:
 - a. May contain living area, a maximum of two bedrooms and one bathroom. The living area may include a wet bar, limited to a single sink and an under-counter refrigerator that are not located in a separate room;
 - b. Shall not be designed to contain or accommodate cooking or laundry facilities, and shall not be used for residential occupancy independent from the principal residence or as a dwelling unit for rental;
 - e. Shall not be provided an electric meter separate from the principal residence.

- A. The proposed guest house is 600 SF with one bedroom, an open living room area with wet bar, bathroom and storage closets
- B. No laundry facilities will be located the proposed guest house.
- C. Not applicable
- D. Not applicable
- E. The guesthouse will be connected to existing electrical meter shared by the primary residence.

2. Discussed above- MUP modification request proposal
3. **Floor area limitation.** The maximum floor area allowed for a guesthouse is 40 percent of the habitable floor area of the main residence, up to a maximum of 600 square feet.

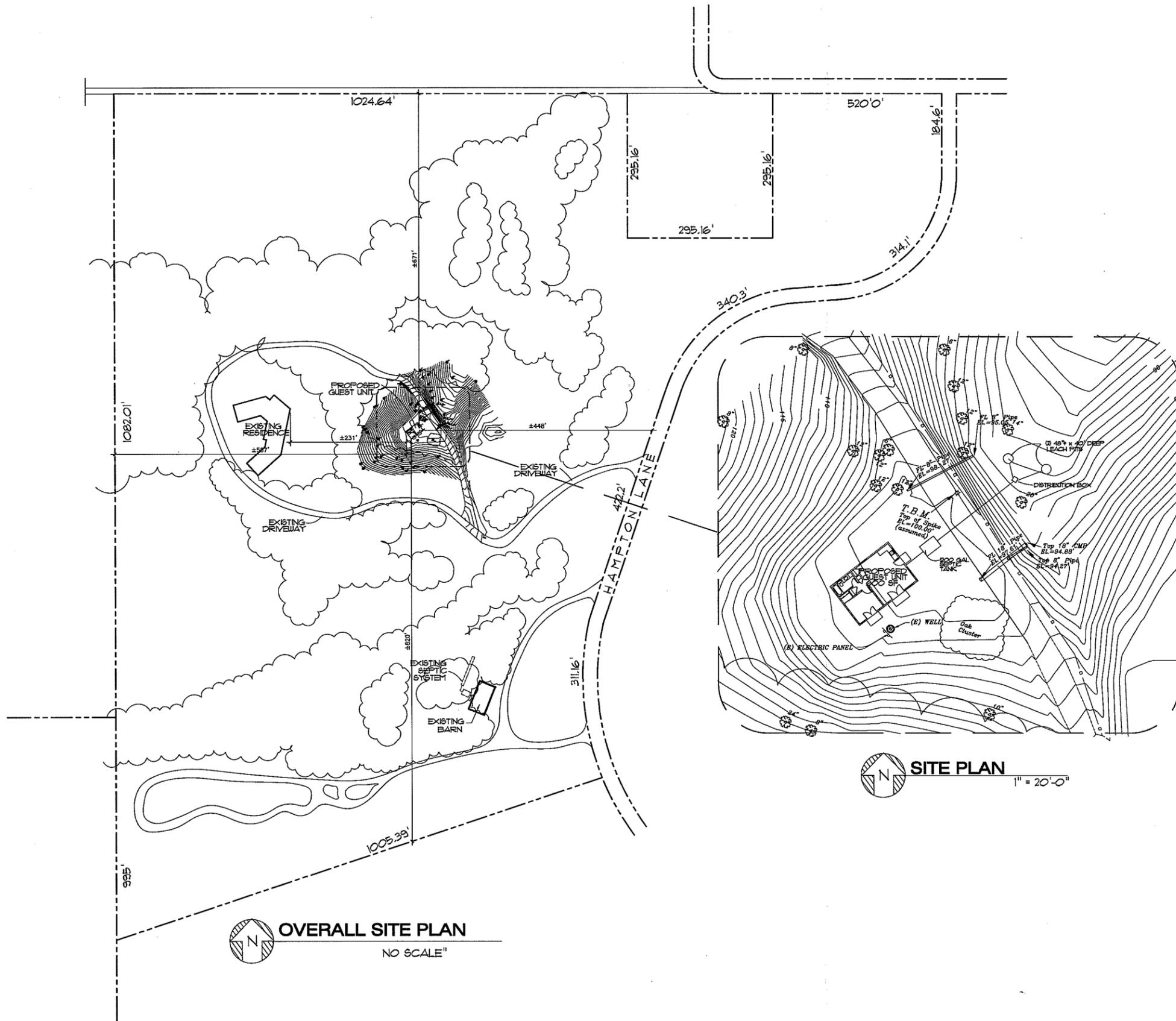
The proposed guesthouse is 20' x 30', for 600 SF of habitable floor area.

RODNEY STINE
 4085 HAMPTON LANE
 PASO ROBLES, CA.

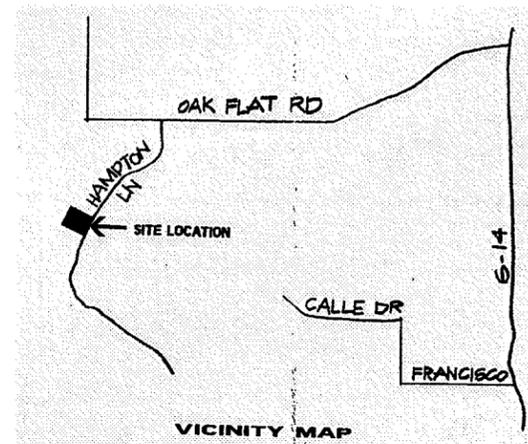
LEGAL DESCRIPTION:
 PORTION LOT 2 BOOK 27
 PARCEL MAPS, PAGE 15
 APN: 026 - 231 - 081
 41.00 ACRES

WILLIAM A. TORREY
ARCHITECT
 Architecture and Planning
 7730 Morro Road #208
 Atascadero, Ca. 93422
 (805) 461-9116 Ca. Lic. 18892

These drawings are instruments of service and are the property of William A. Torrey, architect. All designs and other information on the drawings are for use on the specific project and shall not be used otherwise without the expressed written permission of William A. Torrey, architect. All work described herein shall be verified for dimension, grade, extent, compatibility, and relationship to existing site, building and/or system conditions. Discrepancies and unexpected conditions that affect or prevent the implementation of the work as defined in the Contract Documents shall be brought to the architect's attention immediately. Do not proceed with work in area of discrepancies until all such discrepancies have been resolved. All Federal, State, and Local codes, ordinances, regulations etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where some are at variance.

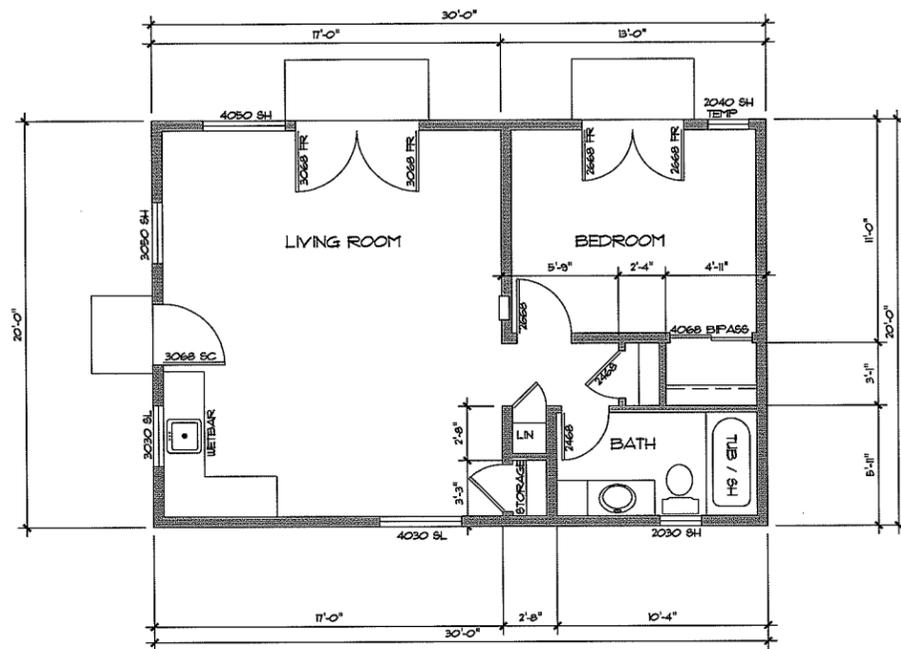


DRC2013-00047 **STINE RODNEY M**
MINOR USE PERMIT
MUP FOR DISTANCE MODIFICATION FOR
GUESTHOUSE DISTANCE TO PRIMARY
ADEL/ RADEL
AG

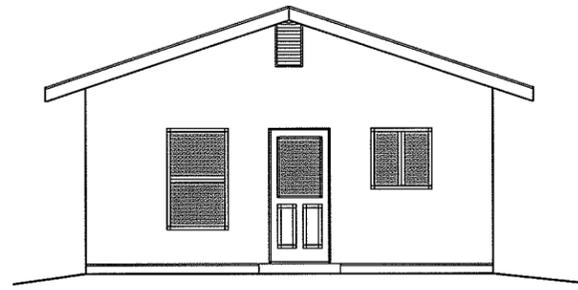


PROPOSED ADDITION
RODNEY S.
4085 HAMPTON
PASO ROBLES

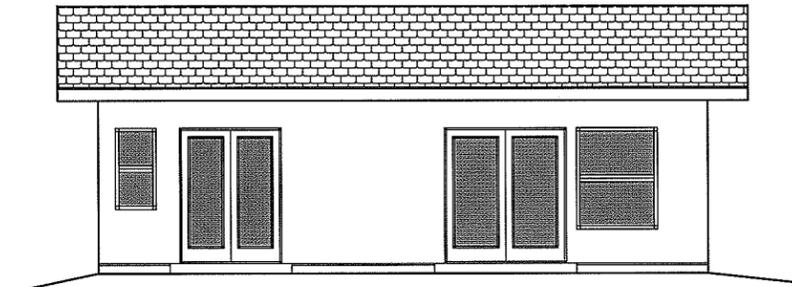
Job No.
 Drawn By: **J.R.** Date
 Checked By: Date
 Drawing No.
 Scale: 1/4" = 1'
 Sheet
A - 1



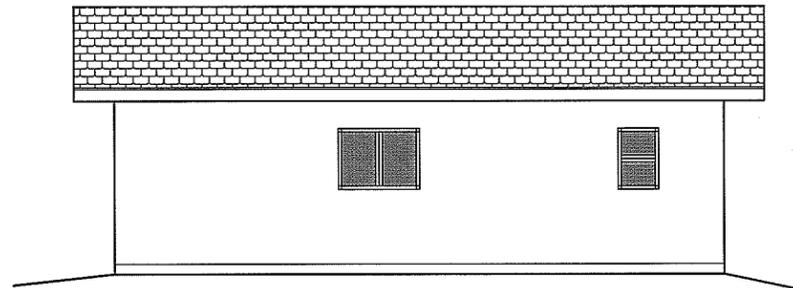
PROPOSED FLOOR PLAN
600 SF



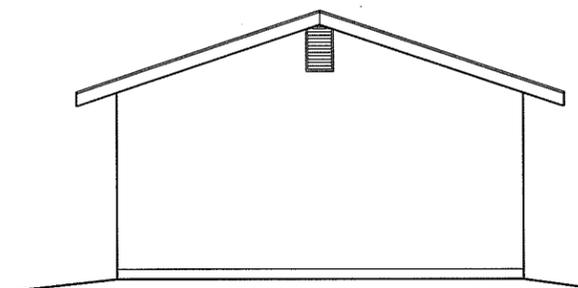
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

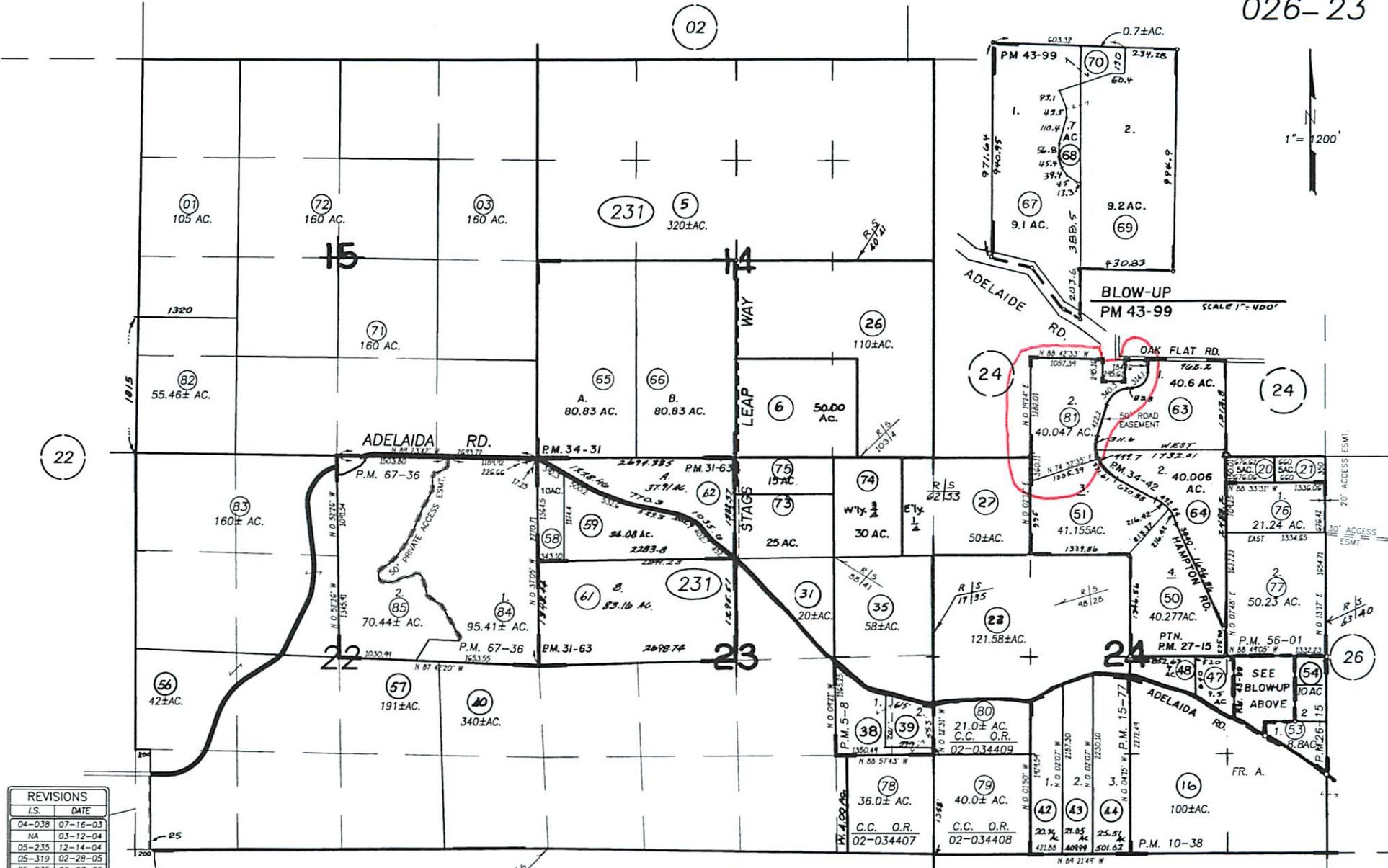
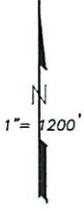
Revisions		
No.	Description	Date

WILLIAM A. TORREY
ARCHITECT
Architecture and Planning
7730 Morro Road #208
Atascadero, Ca. 93422
(805) 461-9116 Ca. Lic. 18892

These drawings are instruments of service and are the property of William A. Torrey, Architect. All designs and other information on the drawings are for use on the specific project and shall not be used otherwise without the expressed written permission of William A. Torrey, Architect. All work described herein shall be verified for dimension, grade, extent, compatibility, and relationship to existing site, building and/or system conditions. Discrepancies and unexpected conditions that affect or prevent the implementation of the work as defined in the Contract Documents shall be brought to the Architect's attention immediately. Do not proceed with work in area of discrepancies until all such discrepancies have been resolved. All Federal, State, and Local codes, ordinances, regulations etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are at variance.

PROPOSED RESIDENCE FOR:
RODNEY STINE
4085 HAMPTON LANE
PASO ROBLES, CA, 93446

Job No.	
Drawn By	Date
J.R.	
Checked By	Date
Drawing No.	
Scale:	1/4" = 1'
Sheet	A - 2



REVISIONS	
I.S.	DATE
04-038	07-16-03
NA	03-12-04
05-235	12-14-04
05-319	02-28-05
05-235	06-07-05
06-135	10-07-05
07-223	10-26-06
NA	10-05-10
NA	02-01-11
NA	03-15-12

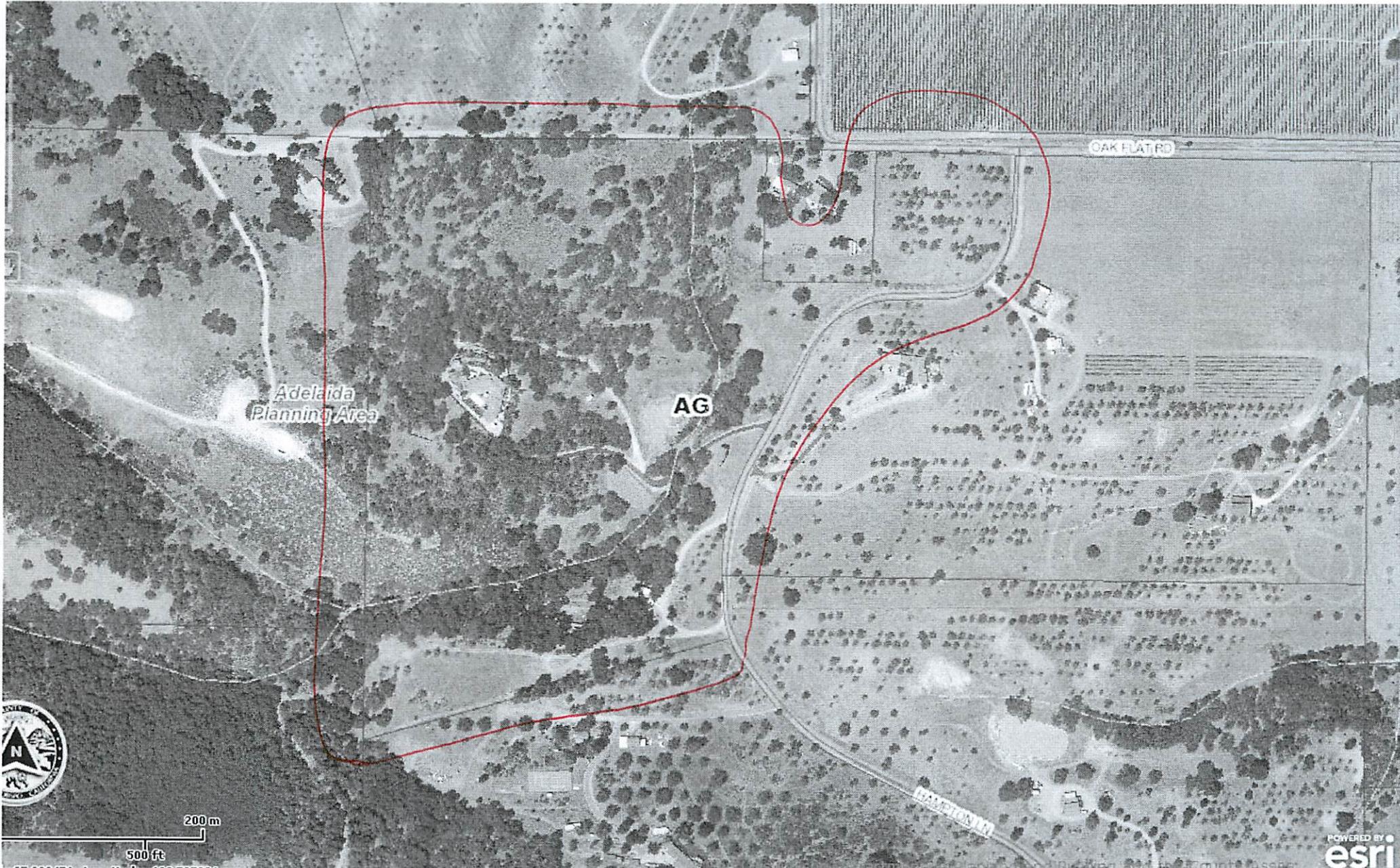
600' 0 1200' 2400'

JAW
04-01-99

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T. 26 S., R 11 E., M.D.B. & M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 026 PAGE 23



500 ft
200 m

POWERED BY
esri



Parcel Summary Report For Parcel # 026-231-081

12/9/2013
5:22:18PM

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 STINE RODNEY M
 4085 HAMPTON LN PASO ROBLES CA 93446-9314

OWN STINE CAROL A

OWN STINE REVOCABLE TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	04095 HAMPTON LN RADEL
P	04085 HAMPTON LN RADEL

Lot Information:

<u>Tract / Twtnshp</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>
CO78-	172	0002	Rural Adelaida	Adelaida	AG			Y	VP	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 27/15 LT 2

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)
 SAN LUIS OBISPO JT(27,40)
 PASO ROBLES PUBLIC
 NO. 01
 AREA NO. 21



Parcel Summary Report For Parcel # 026-231-081

12/9/2013
5:22:18PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PASO ROBLES UNION (SB1537 BLO)

Case Information

Case Number:

Case Status:

DRC2013-00047

REC

Primary Parcel

Description:

MUP FOR DISTANCE MODIFICATION FOR GUESTHOUSE DISTANCE TO PRIMARY RESIDENCE.

PMT2005-02341

FNL

Primary Parcel

Description:

SWIMMING POOL (20' X 40')

PMT2011-00410

FNL

Primary Parcel

Description:

REMOVE AND REPLACE TWO ELECTRIC HVAC SYSTEMS WITH LENNOX 13HPX AND LENNOX CBX26UH

PMT2012-01011

ISS

Primary Parcel

Description:

63 SF BATHROOM ENCLOSURE IN EXISTING AG BARN, AND NEW SEPTIC SYSTEM.