



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 3/28/2016

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2015-00105 LEGGITT – Proposed minor use permit to install two new duplex manufactured homes of 648 sf each for a total of 2,592 sf. Site location is 968 L St, San Miguel. APN: 021-331-034

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 Building

DRC2015-00105

LEGGITT JASON

APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

MINOR USE PERMIT TO INSTALL TWO NEW
DUPLEX MANUFACTURED HOMES OF 648
NCSAL/ SMIG AMS
RMF

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Jason Leggitt Daytime Phone 689-7668
Mailing Address 618A Anacapa Street Santa Barbara, CA Zip Code 93101
Email Address: jleggitt@gmail.com

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

Agent Name Granite Ridge Development Consultants Daytime Phone 835-3582
Mailing Address 8679 Santa Rosa Road, Atascadero, CA Zip Code 93422
Email Address: dennis@graniteridgegroup.com

PROPERTY INFORMATION

Total Size of Site: 7,500 sq ft Assessor Parcel Number(s): 021-331-034
Legal Description: Lots 23 and 24 of Block 61 of McDonald's Addition to the Town of San Miguel as filed in Book A of Maps at Page 2.
Address of the project (if known): 968 L 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.: Mission Street to 9th St to L Street

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

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): Installation of two duplex manufactured home units comprised of 648 sq ft each for a total of 2,592 sq ft.

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 09 MARCH 2014

FOR STAFF USE ONLY

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: EXISTING UNDEVELOPED PARCEL; PROPOSED TWO DUPLEX UNIT PROJECT

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? NA

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

North: RESIDENTIAL MF South: RESIDENTIAL MF
East: RMP & COMM. RETAIL West: RESIDENTIAL MF

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2,592 sq. feet 35 % Landscaping: 2,552 sq. feet 47 %
Paving: 0 sq. feet 0 % Other (specify) 960 SF PARKING (13%)
Total area of all paving and structures: 2,592 sq. feet acres
Total area of grading or removal of ground cover: 7,500 sq. feet acres
Number of parking spaces proposed: SIX Height of tallest structure: 16.5 FT
Number of trees to be removed: 0 Type: NA
Setbacks: Front 25 FT Right 5 FT Left 5 FT Back 10 FT

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: SAN MIGUEL CSD
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: S. MIGUEL CSD
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: SAN MIGUEL FIRE DEPT

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: FOUR Number of bedrooms per unit: TWO
Total floor area of all structures including upper stories, but not garages and carports: 2592 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:

- 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: 0.17 acres
Moderate slopes - 10-20%: 0 acres
20-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: NA
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: NA
- 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: Previously developed with SFR dwelling demolished under PMT 2009-01611
- 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: L 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 NA
 Commercial/Office - Explain NA
 Industrial - Explain NA
3. What is the expected daily water demand associated with the project? 156 gpd per unit (624 gpd total)
4. How many service connections will be required? Four
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: San Miguel CSD
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? Yes No
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 NA Hours NA G.P.M.
 Surrounding Well Logs Hydrologic Study Other NA

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? NA 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 If 'Yes', please attach.
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: 10 ft Location of connection: Adjacent to parcel
2. What is the amount of proposed flow? 156 gpd per unit (624 gpd total) 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? NA
2. Name of Solid Waste Disposal Company: San Miguel Garbage Co

3. Where is the waste disposal storage in relation to buildings? To the side of the parcel in which solid waste is picked up
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: San Miguel Joint Union School District
2. Location of nearest police station: County Sheriff at 356 North Main Street, Templeton, City of Paso Robles
3. Location of nearest fire station: 1150 Mission Street, San Miguel
4. Location of nearest public transit stop: Within 1/2 mile
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? Yes No

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: NA
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.

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

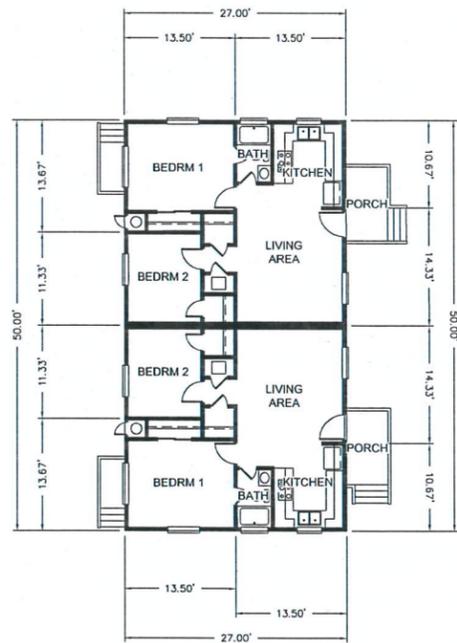
1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: NA

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): Multi-Family residential standards
require both private and common area use.
2. Will the development occur in phases? Yes No
 If yes describe: NA
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: NA
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: NA

Energy Conservation Information

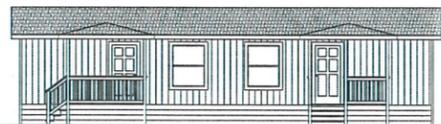
1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Through HCD, manufactured units meet the highest standards of building energy efficiency
- *The County's Building Energy Efficient Structures (BEES) program can reduce your construction 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.



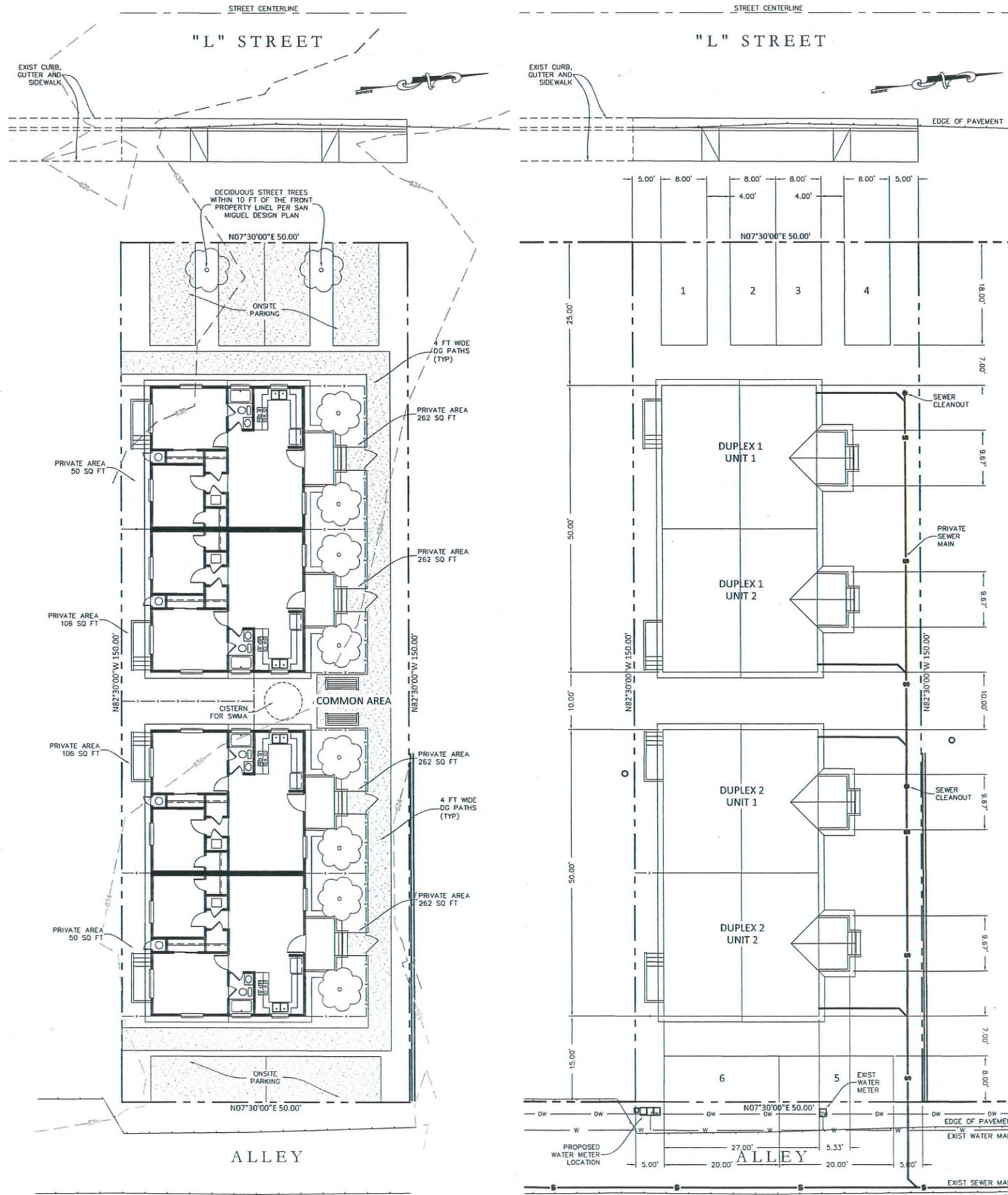
FLOOR PLAN
1" = 10'



SIDE VIEW
1" = 10'

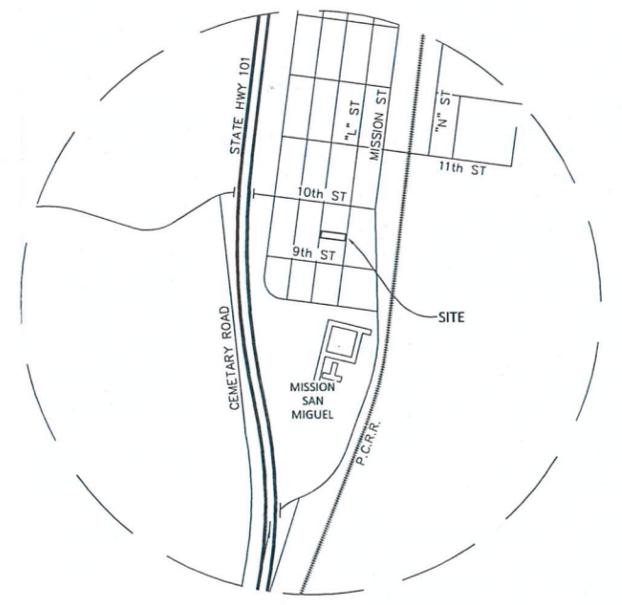


FRONT VIEW
1" = 10'



DEVELOPMENT PLAN
1" = 10'

SITE PLAN
1" = 10'



VICINITY MAP
NO SCALE

PROPERTY OWNER & APPLICANT

JASON LIGGETT
618A Anacapa Street
Santa Barbara, CA 93101

UTILITIES

WATER - SAN MIGUEL COMMUNITY SERVICES DISTRICT
SEWER - SAN MIGUEL COMMUNITY SERVICES DISTRICT
ELECTRICITY - PACIFIC GAS & ELECTRIC
CABLE - CHARTER CATV
PHONE - PACIFIC BELL
GAS - PRIVATE (LIQUID PROPANE GAS)

PARCEL INFORMATION

PLANNING AREA: NORTH COUNTY
SUBAREA: SALINAS RIVER
LAND USE ZONING CATEGORY: RESIDENTIAL MULTI-FAMILY
FRONT SETBACK: 25 FT
SIDE SETBACKS: 5 FT
REAR SETBACK: 10 FT
PARCEL AREA: 7,500 SQ FT
ASSESSOR'S PARCEL NUMBER: 021-331-034
ADDRESS: 968 "L" STREET SAN MIGUEL, CA

PROJECT DESCRIPTION

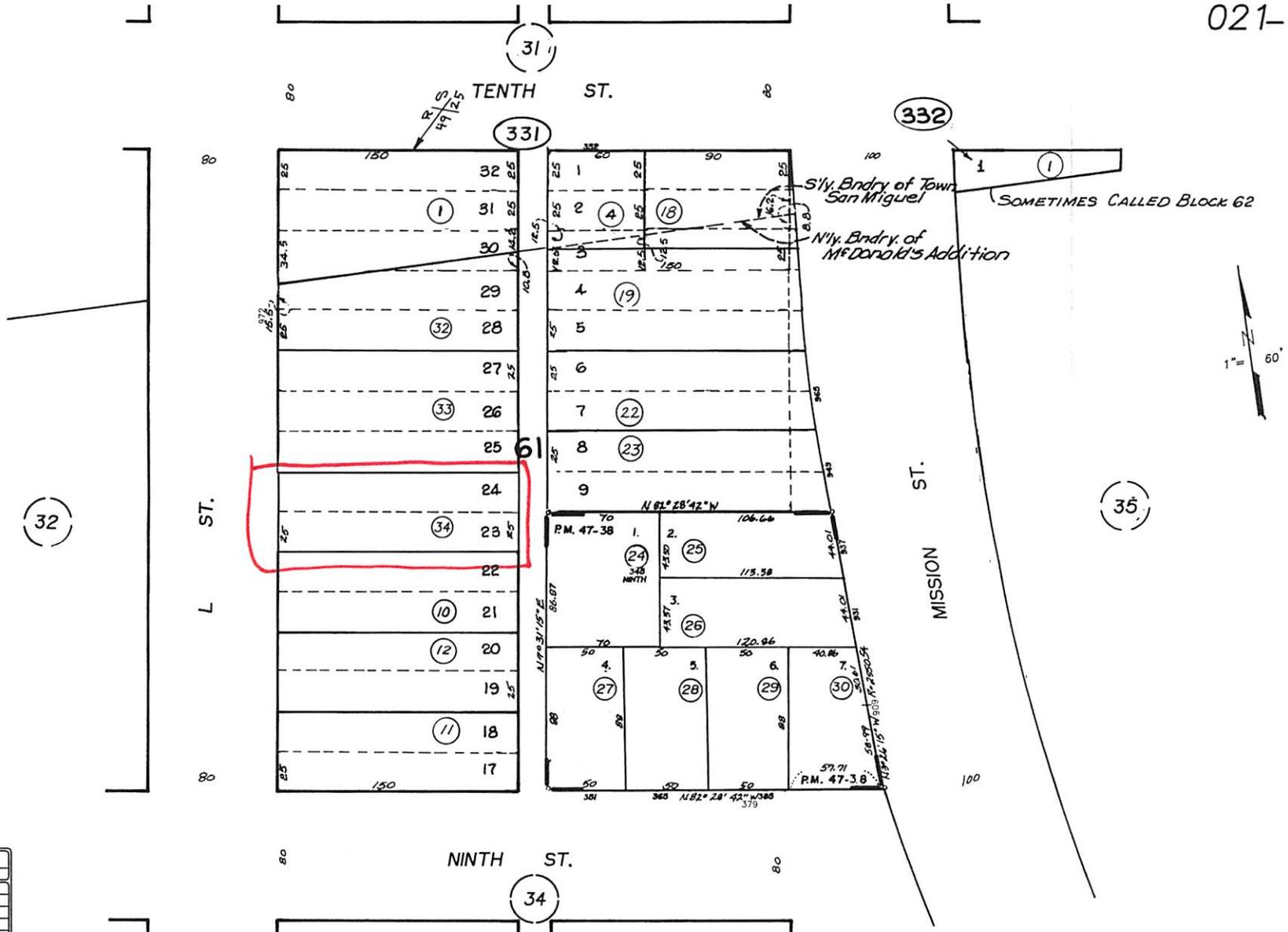
- THE INSTALLATION OF 2 MANUFACTURED MOBILEHOME DUPLEX UNITS COMPRISED OF A TOTAL SQUARE FOOTAGE EQUALING 2,592 SQ FT (648 SQ FT EACH).
- WAIVER OF SAN MIGUEL DESIGN PLAN MULTI-FAMILY RESIDENTIAL SITE DESIGN GUIDELINE TO ALLOW FOR ON SITE PARKING TO BE ALLOWED IN THE FRONT SETBACK TO PROVIDE FOR MORE SHARED COMMON AND PRIVATE OPEN SPACE.
 - LUO SECTION 22.18.130.A - LOCATION OF PARKING ON SITE. REQUIRED PARKING SPACES SHALL NOT BE LOCATED WITHIN THE REQUIRED FRONT SETBACK (SECTION 22.10.140) EXCEPT IN A RESIDENTIAL MULTI-FAMILY CATEGORY QUALIFYING FOR MEDIUM- OR HIGH-INTENSITY DEVELOPMENT UNDER LUO SECTION 22.10.13.
 - LUO SECTION 22.10.130.B - MULTI-FAMILY DWELLINGS. THE NUMBER OF MULTIPLE FAMILY DWELLINGS ALLOWED ON A SINGLE LOT OR ADJOINING LOTS IS BASED UPON THE "INTENSITY FACTOR" OF THE SITE.
- DETERMINING INTENSITY FACTOR.
 - TYPE OF ROAD. PAVED LOCAL STREET (MEDIUM).
 - SEWER SERVICE. COMMUNITY (HIGH).
 - DISTANCE FROM CENTRAL BUSINESS DISTRICT. LESS THAN 1000 FT (HIGH).
- MINIMUM OPEN SPACE AREA FOR MEDIUM DENSITY.
 - 45% (ALL AREA EXCLUDING BUILDINGS AND PARKING AREA).
- PROPOSED PROJECT OPEN SPACE CALCULATION.
 - MINIMUM OPEN SPACE AREA = 7,500 SQ FT. x 0.45 = 3,375 SQ FT.
 - BUILDING AREA = 2,592 SQ FT, PARKING AREA = 896 SQ FT, PORCH AREA = 207 SQ FT = 3,695 SQ FT.
 - PROPOSED OPEN SPACE AREA = 7,500 SQ FT - 3,695 SQ FT = 3,805 SQ FT (51%).

M.U.P. SITE PLAN EXHIBIT

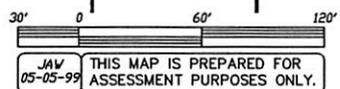
FOR LOTS 23 AND 24 IN BLOCK 61 OF McDONALD'S ADDITION TO THE TOWN OF SAN MIGUEL AS FILED IN BOOK A OF MAPS AT PAGE 2 IN THE OFFICE OF COUNTY CLERK/RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



GRANITE RIDGE
DEVELOPMENT CONSULTANTS
8679 SANTA ROSA ROAD ATASCADERO CALIFORNIA 93422
PH (805) 835-3582 FAX (805) 461-0851 graniteridgegroup.com



| REVISIONS | |
|-----------|----------|
| TECH | DATE |
| JAW | 05-05-99 |
| LZ | 06-13-00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



JAW
05-05-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



North County Planning Area
Planning Area

Commercial Retail

River Sub Area
Planning Area

SAN MIGUEL ALLEY

Residential Multi-Family

San Miguel UPL

Commercial Retail

Residential Single

Industrial

9TH ST

SAN MIGUEL ALLEY

10TH ST

Residential Single-Family

MISSION ST

Recreation

LAS NOISSIN

Recre

50m



Parcel Summary Report For Parcel # 021-331-034

3/28/2016
8:41:43AM

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 MILLER JOSHUA M
711 12TH ST PASO ROBLES CA 93446-2206

Address Information

Status Address
A 00968 L ST SMIG

Lot Information:

| <u>Tract / Townshp</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> |
|----------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| MCDADD | 0061 | 0024 | San Miguel | North County I | RMF | | | Y | L2 | |
| MCDADD | 0061 | 0023 | San Miguel | North County I | | | | Y | L2 | |

Parcel Information

Status Description

Active TN SAN MIGUEL MC D ADD BL 61 LTS 23 THUR 24

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 021-331-034

3/28/2016
8:41:43AM

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:

82839 FNL Primary Parcel

Description:

UPGRADE ELECT. SERVICE FOR SFD 100AMP PANEL

DRC2015-00105 REC Primary Parcel

Description:

MINOR USE PERMIT TO INSTALL TWO NEW DUPLEX MANUFACTURED HOMES OF 648 SF EACH ON AN EXISTING RMF PARCEL

PMT2007-00055 EXP Primary Parcel

Description:

EXPIRED - DEMO HOUSE - 336 SF

PMT2007-00056 EXP Primary Parcel

Description:

EXPIRED - REPLACEMENT MOBILE HOME 1440 - REPLACES SFD - 336 SF (DEMO PERMIT - PMT2007-00055)

PMT2009-01611 FNL Primary Parcel

Description:

DEMO SFD - 336 SF

PRE2006-00032 REC Primary Parcel

Description:

MULTI FAMILY CONSTRUCTION OF 2 DUPLEX UNITS, POSSIBLE DEMO OF EXISTING STRUCTURE 7500 SF

E980405 RES Related Parcel

Description:

MOBILE HOME NO PERMIT