



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2015

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

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)  
North County Team / Development Review

PROJECT DESCRIPTION: LRP2014-00024 SANI – Proposed general plan amendment to change land use category from AG to RR. Site location is Vineyard Dr, Templeton. APN: 040-261-008 and -009

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

San Luis Obispo County Department of Planning and Land Use

LRP2014-00024

SANI JAVAD N

Non-Land Tax Parcel

CHANGE LAND USE CATEGORY FROM AG TO RR

NCADEL/ NCADEL

AG

## APPLICATION TYPE CHECK ALL THAT APPLY

- General Plan Amendment       Ordinance Amendrr  
 Specific Plan                       Specific Plan Amen

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

Landowner Name DR. JAVAD SANI Daytime Phone 434-0254

Mailing Address PO BOX 885 TEMPLETON, CA Zip 93465

Email Address: JNSANI@HOTMAIL.COM

Applicant Name F. William Sani Daytime Phone 510-725-1633

Mailing Address PO BOX 885 TEMPLETON Zip 93465

Email Address: FWNSANI@GMAIL.COM

Agent Name Cathy Novak Daytime Phone 805-772-9499

Mailing Address PO BOX 296 MORRO BAY, CA Zip 93443

Email Address: NOVAKCONSULTING@CHARTER.NET

## PROPERTY INFORMATION

Total Size of Site: 2 91.76 ACRES Assessor Parcel Number(s): 040-261-008 & 009

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

Address of the project (if known): 2550 VINEYARD DR TEMPLETON

Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: APRex 1.6 miles FROM HWY 101 NEAR WINERY Rd.

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

EXISTING HOUSE & GARAGE. TEMPLETON CSD WATER TANK

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): SEE ATTACHED SHEET

GPA - Change Land Use Category from AG to RR

## LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Javad N. Sani Date 3/12/15

## FOR STAFF USE ONLY

Current Land Use Category: \_\_\_\_\_

PAS?  Yes  No

# AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

.....  
**What are the Element(s) or Ordinance(s) requested for amendment:**

- Land Use Element Adelaida Area Plan  Framework for Planning  
 Ag & Open Space Element  Local Coastal Plan  Land Use Ordinance  
 Coastal Zone LUO  Real Property Division Ordinance  Construction Ordinance  
 Growth Management Ordinance  Other \_\_\_\_\_

.....  
**If you are proposing an amendment to the maps of the general plan, complete the following:**

**What is the Existing Land Use Category?:**

- Open Space  Recreation  Agriculture  Rural Lands  
 Residential Rural  Residential Suburban  Residential Single Family  
 Residential Multi-Family  Commercial Retail  Commercial Service  
 Industrial  Office & Professional  Public Facilities

**What is the Existing Combining Designation(s)?:** \_\_\_\_\_

**What is the Requested Land Use Category?**

- Open Space  Recreation  Agriculture  Rural Lands  
 Residential Rural  Residential Suburban  Residential Single Family  
 Residential Multi-Family  Commercial Retail  Commercial Service  
 Industrial  Office & Professional  Public Facilities

**What is the Requested Combining Designation(s)?:** \_\_\_\_\_

.....  
**If you are proposing an amendment to the text of the general plan, complete the following:**

Page No. \_\_\_\_\_ Paragraph: \_\_\_\_\_ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

.....  
**If you are proposing an amendment to an ordinance, complete the following:**

Section No. \_\_\_\_\_ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

.....  
**For all amendment requests, complete the following:**

**Reason for the request:** REMOVE PROPERTY FROM AG TO RESIDENTIAL RURAL; FUTURE SUBDIVISION

**Describe existing and future access to the proposed project site:** EXISTING DRIVEWAY ON VINEYARD DR. FUTURE ACCESS WITH ONE NEW DRIVE RELOCATED.

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

North: AG South: PUBLIC FACILITY  
East: RES RURAL & RES SUBURBAN West: AG

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: TEMPLETON CSD - FUTURE  
Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

**Proposed sewage disposal:**  Individual on-site system  Other \_\_\_\_\_  
 Community System -List the agency or company responsible for sewage disposal: TEMPLETON CSD - FUTURE  
Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

**Fire Agency:** - List the agency responsible for fire protection: TEMPLETON COMM. SER. DIST. -

# 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: <sup>15</sup>27.9% acres  
Moderate slopes of <sup>15</sup>10-30%: 48.6% acres  
Steep slopes over 30%: 23.5% 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: Templeton CSD Water Tank project
- 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: Vineyard Dr.

**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? ~ 600 Gal per day per home
4. How many service connections will be required? 14
5. Do operable water facilities exist on the site? EXISTING WELL SERVES EXISTING HOME;  
 Yes       No      If yes, please describe: FUTURE FOR LANDSCAPE ONLY
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? N/A  
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 \_\_\_\_\_ GPM  
 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: \_\_\_\_\_  
Location of connection: VINEYARD & PASO EXCELSUS
2. What is the amount of proposed flow? 300 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? —
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
2. Location of nearest police station: SLO Co Sheriff - Hwy 101 & No Main
3. Location of nearest fire station: 206 5th STREET Templeton
4. Location of nearest public transit stop: Park & Ride - Hwy 101 & Las Tablas
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: OVER 27 YEARS AGO USED FOR BARLEY.
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, customer 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: 1) within the Agricultural land use category or 2) your site is 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: SEE  
ATTACHED SHEET

### **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): SEE ATTACHED  
SHEET
2. Will the development occur in phases?  Yes  No  
If yes describe: SUBDIVISION - AFTER PERMITS; HOUSE DEVELOPMENT
3. Do you have any plans for future additions, expansion or further activity related to or separately.  
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.

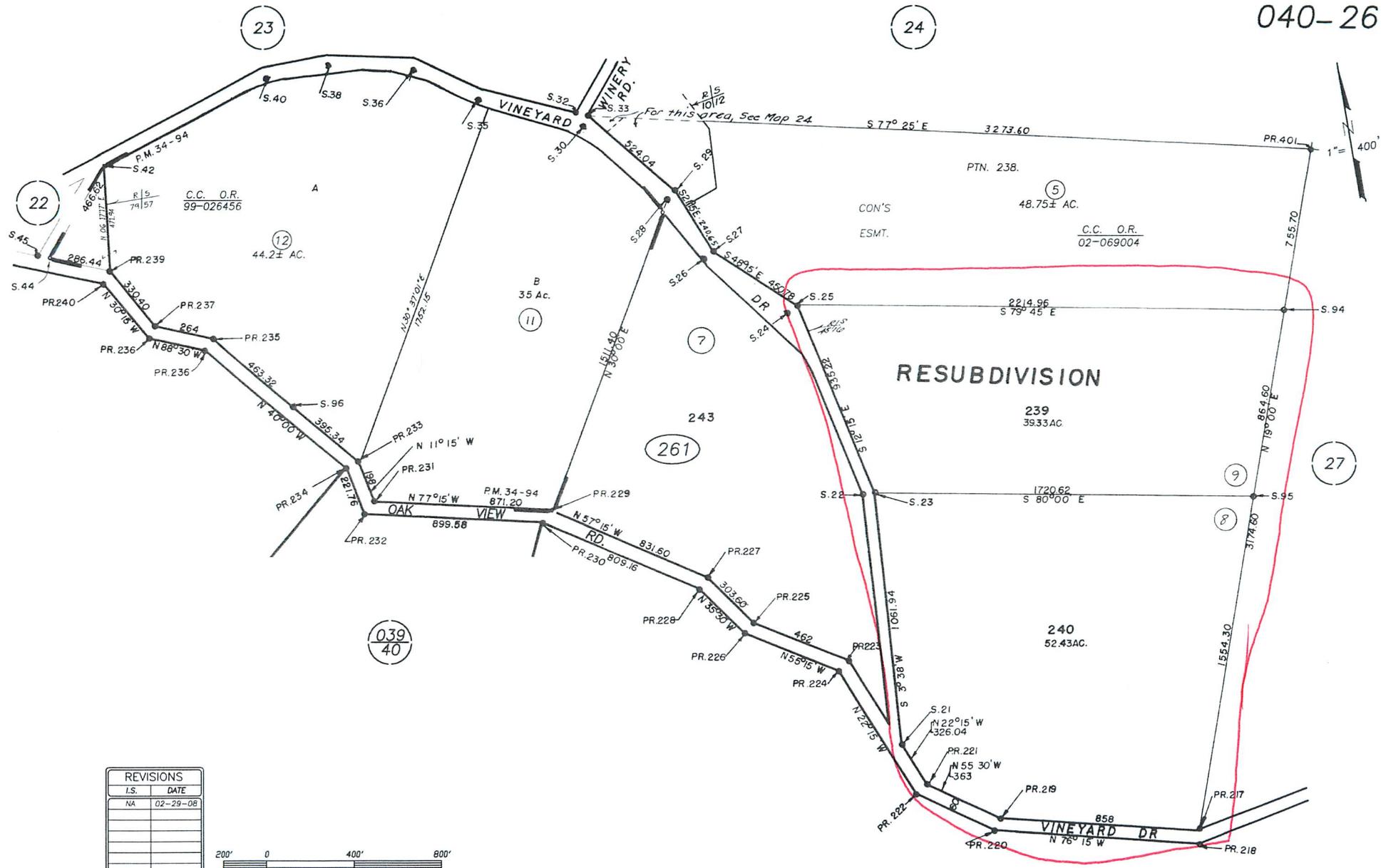
**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project: SEE ATTACHED SHEET  
\_\_\_\_\_  
\_\_\_\_\_
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: COASTAL LIVE OAK  
\_\_\_\_\_
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): \_\_\_\_\_

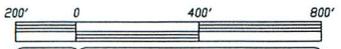
**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): GP AMENDMENT; REZONE; TRACT MAP; LATCO; TCSO ANNEX  
*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*

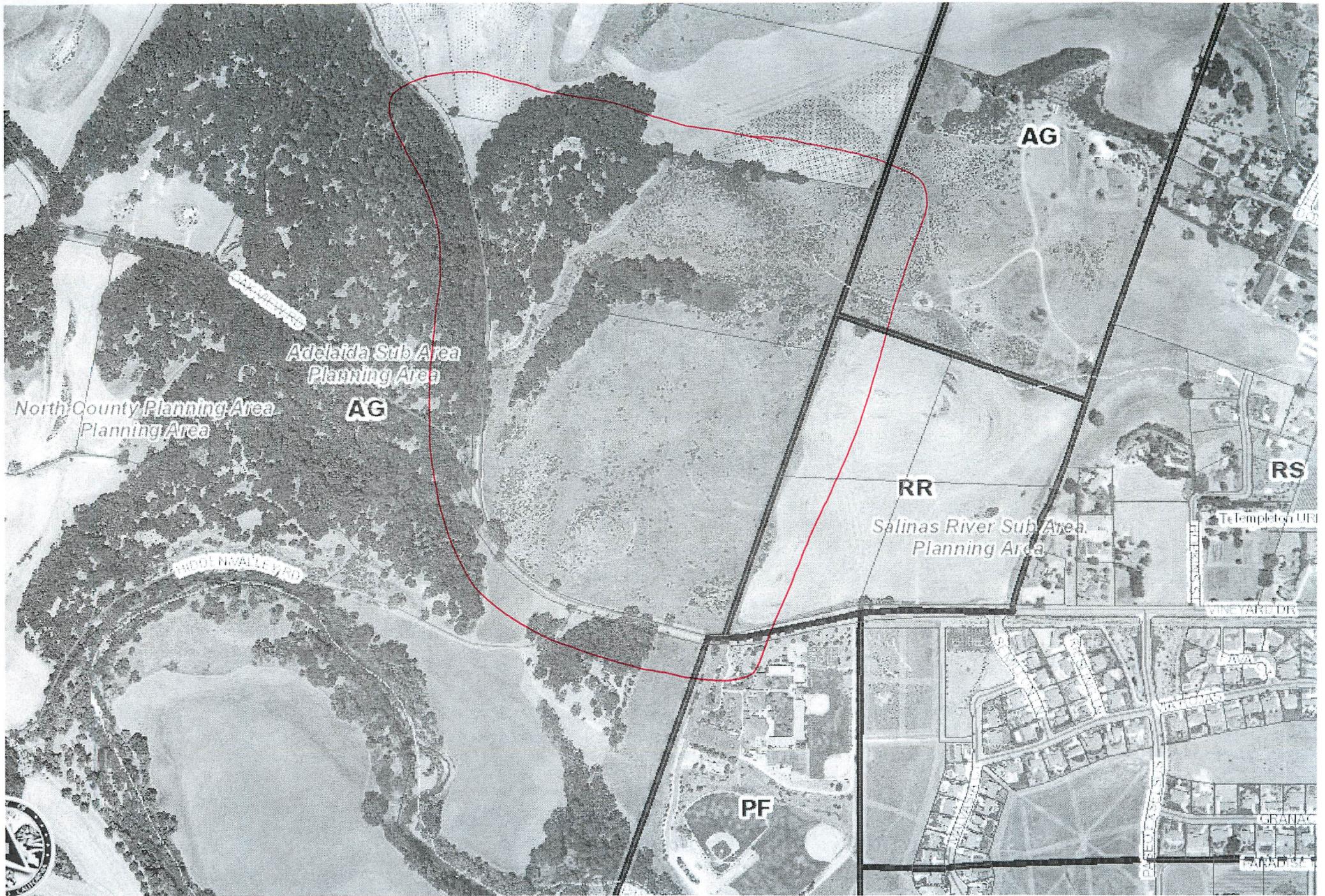




REVISIONS	
I.S.	DATE
NA	02-29-08



LZ 05-17-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Adelaida Sub Area  
Planning Area

AG

North County Planning Area  
Planning Area

AG

RR

Salinas River Sub Area  
Planning Area

RS

TRIO VALLEY RD

PF





# Parcel Summary Report For Parcel # 040-261-008

4/7/2015  
3:28:41PM

## 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    SANI JAVAD N  
          PO BOX 885    TEMPLETON CA 93465-0885  
OWN    NAHVI PARVIN

### Address Information

**Status**            **Address**  
P                    00000 VINEYARD DR NCADEL

### 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>
WARDSBPR	0000	0240	North Cty. Plan	North County I AG				Y		

### Parcel Information

**Status**    **Description**  
Active    RHO PR WARD SB LT 240

**Notes**  
LEGAL PARCEL PER DEED 29 OR 147. JSM  
VACANT PARCEL, EXISTING ADDRESS 2550 VINEYARD DR DELETED FROM APN 3/5/09-PCS

**Tax Districts**  
TEMPLETON  
SAN LUIS OBISPO JT(27,40)  
TEMPLETON PUBLIC  
NO. 05  
AREA NO. 21

### Case Information

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



# Parcel Summary Report For Parcel # 040-261-008

4/7/2015  
3:28:42PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LRP2007-00011      WIT      Primary Parcel

**Description:**

GPA TO REZONE FROM AG TO RR

LRP2014-00024      REC      Primary Parcel

**Description:**

CHANGE LAND USE CATEGORY FROM AG TO RR

PRE2006-00017      REC      Primary Parcel

**Description:**

GENERAL PLAN AMENDMENT, REZONE AND SUBDIVISION OF PROJECT

PRE2014-00049      REC      Primary Parcel

**Description:**

GPA TO REZONE AG TO RURAL RESIDENTIAL.

G870001M      INA      Related Parcel

**Description:**

LU CHANGE AG TO RES RURAL



# Parcel Summary Report For Parcel # 040-261-009

4/7/2015  
3:29:04PM

## 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    SANI JAVAD N  
          PO BOX 885    TEMPLETON CA 93465-0885  
OWN    NAHVI PARVIN

### Address Information

**Status**            **Address**  
P                    02550 VINEYARD DR NCADEL

### Lot Information:

<u>Tract / Twncshp</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>
WARDSBPR	0000	0239	North Cty. Plan	North County I AG				Y		

### Parcel Information

**Status**    **Description**  
Active    RHO PR WARD SB LT 239

**Notes**  
LEGAL PARCEL PER DEEDS 345 OR 282 CUT BY 29 OR 147. JSM

**Tax Districts**  
TEMPLETON  
SAN LUIS OBISPO JT(27,40)  
TEMPLETON PUBLIC  
NO. 05  
AREA NO. 21

### Case Information

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



# Parcel Summary Report For Parcel # 040-261-009

4/7/2015  
3:29:04PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

70566 FNL Primary Parcel

**Description:**

LRP2007-00011 WIT Related Parcel

**Description:**

GPA TO REZONE FROM AG TO RR

LRP2014-00024 REC Related Parcel

**Description:**

CHANGE LAND USE CATEGORY FROM AG TO RR

PRE2006-00017 REC Related Parcel

**Description:**

GENERAL PLAN AMENDMENT, REZONE AND SUBDIVISION OF PROJECT