



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

### THIS IS A NEW PROJECT REFERRAL

DATE: 4/14/2010

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

FROM: Michael Conger, South County Team

**PROJECT DESCRIPTION:** DRC2009-00073 BEATTY- MUP to move an existing building envelope. Site located off Mesa View Drive in Arroyo Grande. APN: 075-171-014.

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Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 4/29/2010 please.

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.

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

MINOR USE PERMIT

MINOR USE PERMIT TO MOVE BUILDING  
ENVELOPE  
SC/ PALM  
RS

# 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 JERRY P BEATTY & BRENDA FORSYTHE-BEATTY Daytime Phone 805-343-0437  
 Mailing Address 495 DEGA SPARIS LN, GUADALUPE, CA Zip Code 93434  
 Email Address: \_\_\_\_\_

Applicant Name JERRY BEATTY Daytime Phone 805-343-0437  
 Mailing Address 495 DEGA SPARIS LN, GUADALUPE, CA Zip Code 93434  
 Email Address: \_\_\_\_\_

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

## PROPERTY INFORMATION

Total Size of Site: 0.75 acres Assessor Parcel Number(s): 075-171-014

Legal Description: \_\_\_\_\_  
 Address of the project (if known): 790 MESA VIEW DR, ARROYO GRANDE, CA 93420

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: APPROX 1/2 MI SOUTH OF INTERSECTION OF PCH (HIGHWAY 1) & HALCYON RD ON WEST SIDE OF STREET

Describe current uses, existing structures, and other improvements and vegetation on the property:  
VACANT LOT, NATURAL VEGETATION

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONSTRUCTION OF SINGLE FAMILY HOME EITHER CONTRACTOR BUILT OR PRE-FABRICATED

## 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 Jerry P Beatty

Date 3/3/10

**FOR STAFF USE ONLY**

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

## OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, Post Office Box 227, Santa Maria, California 93456, (805) 925-2686.

## SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- Preliminary Landscaping Plan prepared pursuant to Section 22/23.04.180 et seq.
- Fire Safety Plan prepared pursuant to Section 22/23.05.080 et seq.
- Preliminary Grading/Drainage Plan - when required by Section 22/23.05.020 & .040
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies. *Done*
- Botanical Report - where required, submit two copies. *Done*
- Biological Report - where required, submit two copies.
- Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies.
- Geologic Report - where required, submit two copies. *Not necessary per SWC/mw*
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highway 101 and 1).
- Location, size, design and text of all existing and proposed signs.
- Location and design of solid waste disposal facilities - as required by Section 2/23.04.280.
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour).
- Sewer will-serve letter OR Percolation tests.
- County Public Works road requirements.
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- Cost Accounting Agreement.

# 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): REQUEST TO EXTEND BUILDING ENVELOPE TO AREA WITHIN THE REQUIRED 50' SETBACK FROM THE TOP OF THE BANK

Describe existing and future access to the proposed project site: GENERAL ACCESS VIA ~~STREET~~ ENCROACHMENT FROM PCH HIGHWAY 1 (AKA MESA VIEW DRIVE)

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: RESIDENTIAL South: RESIDENTIAL  
East: RESIDENTIAL (SINGLE & MULTIPLE USE) West: AGRICULTURAL

### For all projects, answer the following:

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

Buildings: 1400 sq. feet \_\_\_\_\_ % Landscaping: 3500 sq. feet \_\_\_\_\_ %  
Paving: 1500 sq. feet \_\_\_\_\_ % Other (specify) NATURAL VEGETATION  
Total area of all paving and structures: 3200  sq. feet  acres  
Total area of grading or removal of ground cover: \_\_\_\_\_  sq. feet  acres  
Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: 30 FEET  
Number of trees to be removed: NONE, Type: \_\_\_\_\_  
Setbacks: Front 25' Right 30' Left 50' Back N/A

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: PALO MESA WATER DIST.  
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: 3  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here:**

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 0.30 acres  
Moderate slopes of 10-30%: 0.15 acres  
Steep slopes over 30%: 0.30 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: POTENTIAL WATER RUNOFF ONTO PROPERTY FROM STREET
- 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: CURRENT EMERGENCY GRADING PERMIT PMT # 2007-02930
- 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: PROPERTY LOCATED DIRECTLY ON PCH Hwy 1  
(MESA VIEW DRIVE)

**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? MINIMAL
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: WATER PIPELINE WILL NEED TO BE
6. Has there been a sustained yield test on proposed or existing wells? EXTENDED FROM PALO MESA WATER DISTRICT.  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?     Yes     No  
Chemical?     Yes     No  
Physical     Yes     No  
Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

**Sewage Disposal Information**

**If an on-site (individual) subsurface sewage disposal system will be used:**

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_ 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: WASTE MANAGEMENT SYSTEMS
3. Where is the waste disposal storage in relation to buildings? IN RECEPTACLES ADJACENT TO
4. Does your project design include an area for collecting recyclable materials and/or composting materials?  Yes     No BUILDING

**Community Service Information**

1. Name of School District: \_\_\_\_\_
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: \_\_\_\_\_
4. Location of nearest public transit stop: \_\_\_\_\_
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:  
\_\_\_\_\_
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**

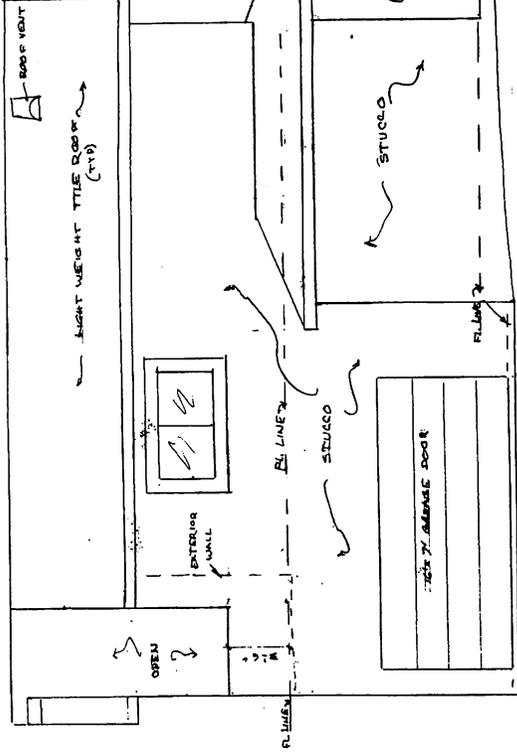
1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: LOOKING TO INSTALL SOLAR PANELS ON ROOF

\*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.

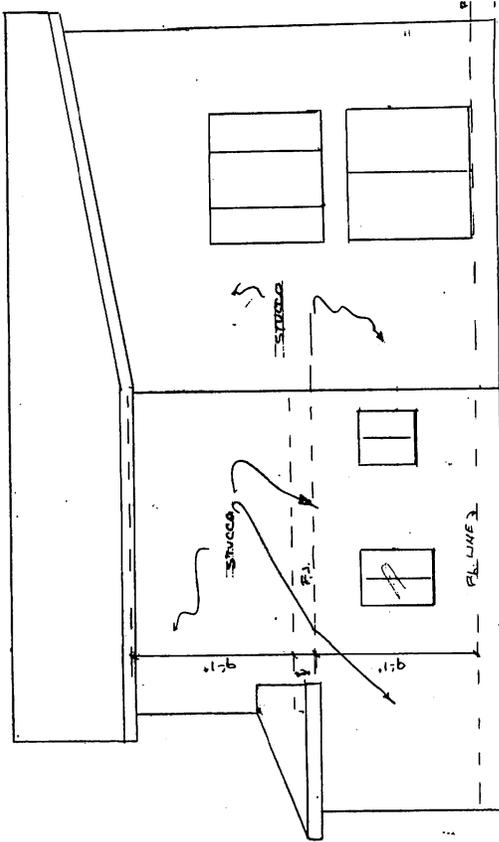
**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

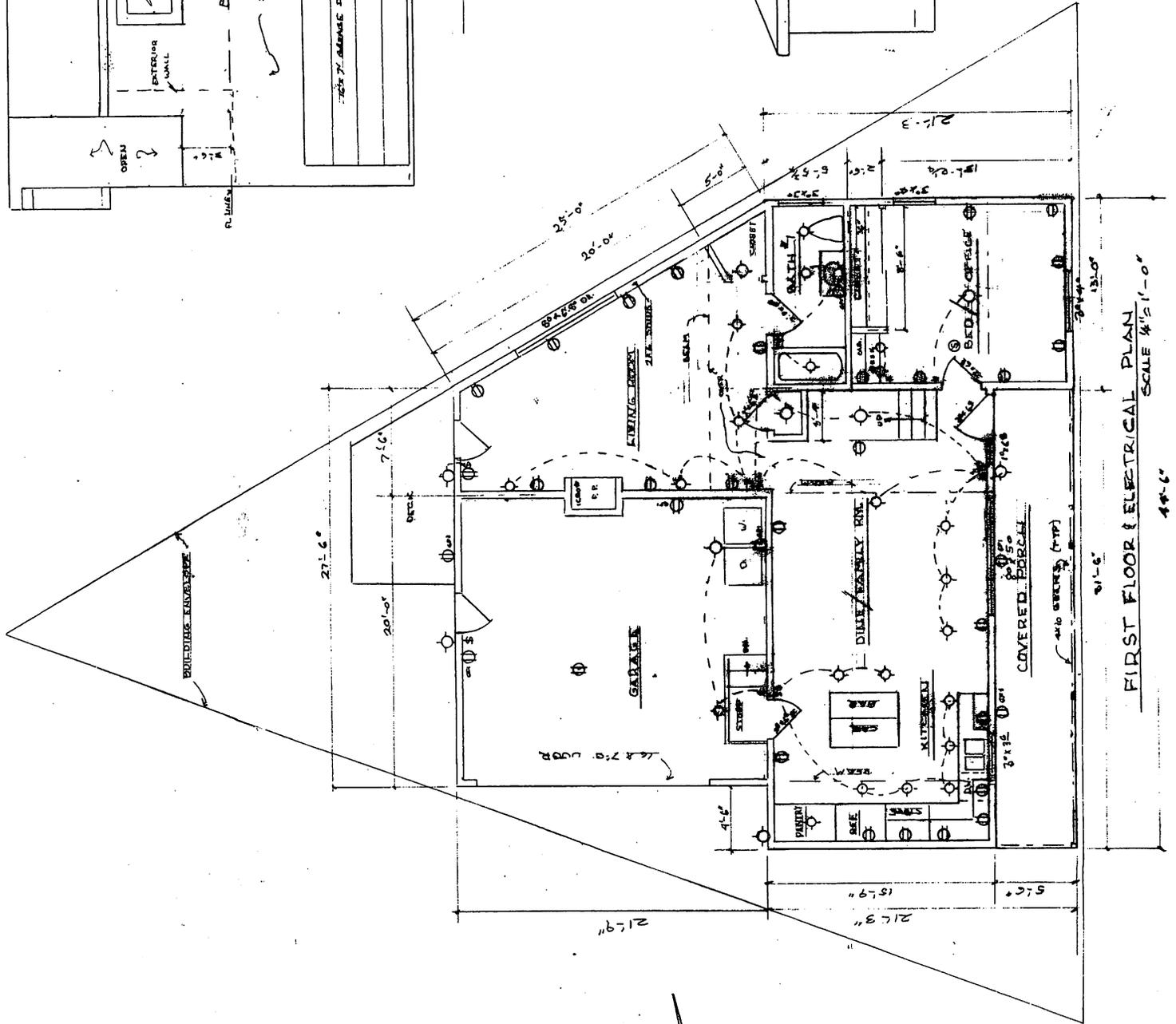




SOUTH ELEVATION  
SCALE 1/2" = 1'-0"



NORTH ELEVATION  
SCALE 1/2" = 1'-0"



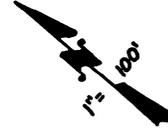
FIRST FLOOR ELECTRICAL PLAN  
SCALE 1/4" = 1'-0"

4'-0"

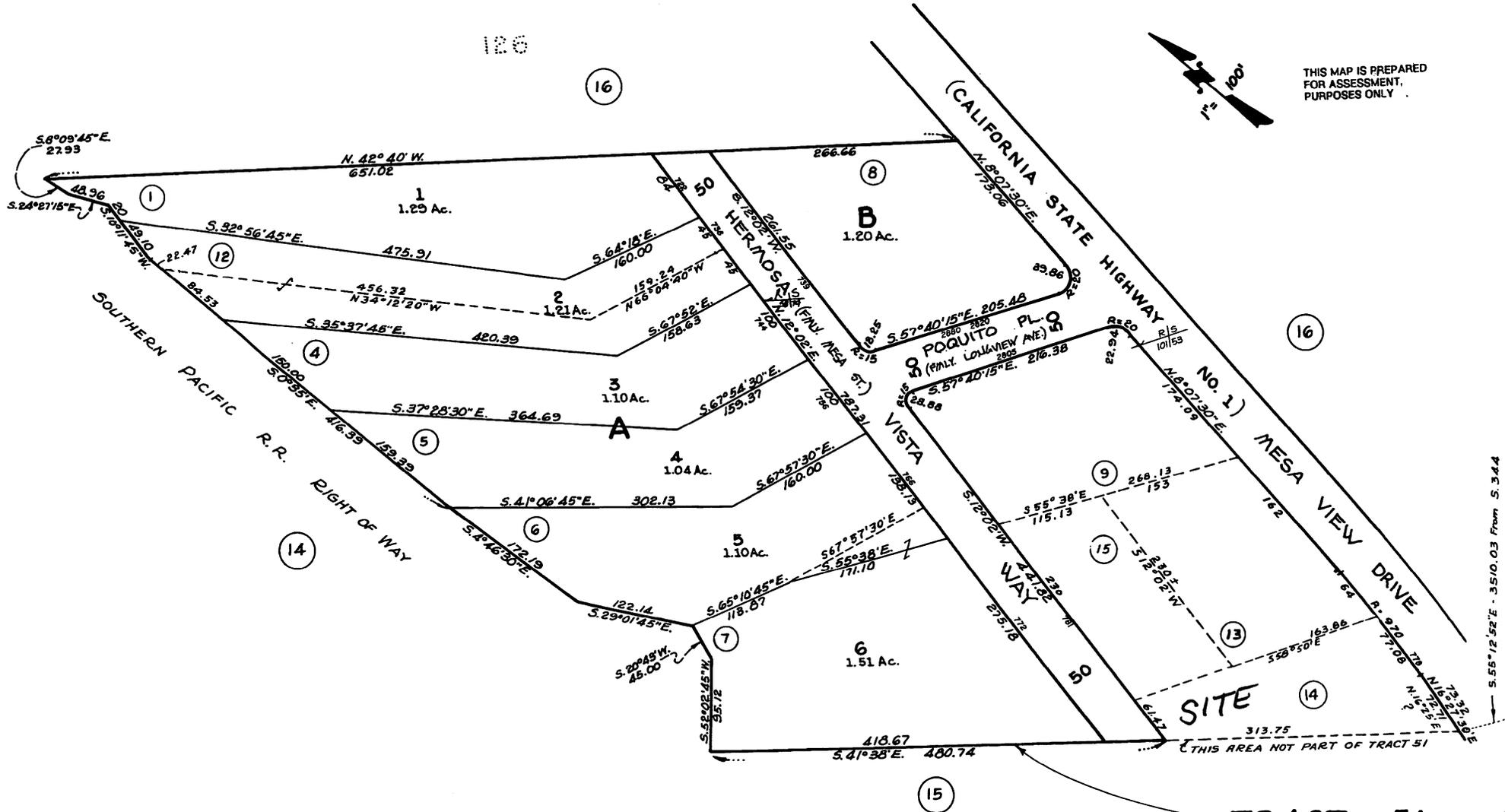


126

16



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



REV. 1-22-82

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

**TRACT 51**  
A Portion, Lot 126 C-de-P,  
SAN LUIS OBISPO COUNTY  
CALIFORNIA





# Parcel Summary Report For Parcel # 075-171-014

4/7/2010  
2:15:36PM

## 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    BEATTY JERRY P  
          495 DEGASPARIS LN GUADALUPE CA 93434-1781

OWN    BEATTY FORSYTHE REVOCABLE LIVING TR

OWN    FORSYTHE BRENDA K

### Address Information

<u>Status</u>	<u>Address</u>
P	00790 MESA VIEW DR PALM

### 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>
APV.C03-	047	0001	Palo Mesa	South County				N	SL / S2	
RHOCORDP	0000	126P	Palo Mesa	South County	RS			Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO COR DE P ETAL PTN LT 126

### Notes

OK TO TAKE IN A MUP MUST FINAL PMT 2007-02930 GRADING PERMIT PRIOR TO FINAL MUP APPROVAL. SWC 2/9/10 THERE IS A SCANNED LETTER AND MAP FOR THIS SITE INDICATING WHAT SITE DEVELOPMENT CAN BE DONE AND WHERE EXACTLY THE BUILDNG ENVELOPE IS. SEE PMT 2007-02930 UNDER DOCUMENTS.

MUP RQD PER PLAN ARE STD SEE PAGE 9-262 IN SC RURAL EDGE OF NIPOMO MESA 22.112.020 AND THROUGH A LETTER LOCATED IN THE DOCUMENT AREA OF THE GRADING PEMRIT. (BOTANICAL AND ARCH DONE FOR SITE. FOR CASE PLANNER WORKING ON MUP- SEE CODE ENFORCEMENT NOTES DATED 5/30/08 FOR DIRECTION GIVEN TO APPLICANT REGARDING EMERGENCY WORK. MBW 5/30/08

AREA NO. 21 COUNTY SERVICE  
 COASTAL SAN LUIS RESOURCE CONSV.  
 SAN LUIS PORT & HARBOR



# Parcel Summary Report For Parcel # 075-171-014

4/7/2010  
2:15:36PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 04 ROAD-CO/SUPVR  
LUCIA MAR UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
ARROYO GRANDE CEMETERY

### Case Information

**Case Number:**

**Case Status:**

COD2007-00620      CLD                      Primary Parcel

**Description:**

GRADING IMPORTING MATERIAL TO SITE, DESTABILIZATION OF BLUFF

DRC2009-00073      REC                      Primary Parcel

**Description:**

MINOR USE PERMIT TO MOVE BUILDING ENVELOPE

PMT2007-02930      ISS                      Primary Parcel

**Description:**

MINOR EMERGENCY AS-BUILT GRADING TO RECTIFY CODE ENFORCEMENT CASE. ON 5/27/08, ~259 C.Y OF UNDOCUMENTED FILL WAS PLACED WITHOUT PERMITS. EARTH SYSTEMS REPORT OF 10/16/08, RECOMMENDS REMOVAL & REPLACEMENT OF FILL TOTALING 777 C.Y., THIS RECOMPACTION WILL NOT CREATE A CERTIFIED PAD DEEMED SUITABLE FOR ANY STRUCTURE OR IMPROVEMENTS. THE OWNER SHALL OBTAIN PROPER GRADING PERMITS FOR ANY FUTURE GRADING INTENDED FOR STRUCTURES OR IMPROVEMENTS.

ROBERT C. LUPINEK, RCE, SOILS: DOUG DUNHAM, EARTH SYSTEM

PRE2007-00129      REC                      Primary Parcel

**Description:**

RELOCATION OF EXISTING SFR TO NEW LOT. PHASED ADDITION AND REMODEL

S020274C              RDD                      Primary Parcel

**Description:**

PROP 1 COND CERT OF COMP

ZON2007-00831      REC                      Primary Parcel

**Description:**

EMERGENCY PERMIT TO STABILIZE SITE DURING MUP PROCESS