



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/1/2010

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

FROM: Michael Conger, South County Team

PROJECT DESCRIPTION: DRC2010-00014 KEITH- MUP for over one acre of site disturbance for residential use. 39.6 acre site located off Autumn Road in Huasna. APN: 085-431-026.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. For 9/15/2010 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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

Name

Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No DRC10-00014

## 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 Elaine Keith & Randy Shepard Daytime Phone 661-478-7274  
 Mailing Address 221 Town Center West, # 109, Santa Maria, CA Zip Code 93458  
 Email Address: \_\_\_\_\_

Applicant Name - same as above - Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name DAVID WATSON MCP Daytime Phone 805-704-8728  
 Mailing Address Planning Consultants, POB 385, Pismo Beach, Calif. Zip Code 93448  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 29.6 acres Assessor Parcel Number(s): 085-431-026  
 Legal Description: SW Quarter of NE Quarter of Section 3, Township 11 N., Range 32 W.  
 Address of the project (if known): 19350 Autumn Road (see deed attached)  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: they lead to Autumn Road - go west about 30 minutes to site

Describe current uses, existing structures, and other improvements and vegetation on the property:  
2 residences, orange, roads (paths), water system, septic system,

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Solar power system  
MUP for all improvements noted above.

## 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 Elaine Keith Randy Shepard Date 8/30/2010

|                                   |
|-----------------------------------|
| <b>FOR STAFF USE ONLY</b>         |
| Reason for Land Use Permit: _____ |

{ 4 units = 706.5 sq ft }  
603 sq ft

\* Bldgs = Hunter's Cabin = 994 sq ft  
Yurt-Garage Deck = 1,600 sq ft  
Residence (4 bldg) = 1,445 sq ft

4,039 sq ft

# 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 / future access available as private road from Hwy 166

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: Rural Lands - Homes & Vacant  
East: " "

South: Rural Lands - Homes & Vacant  
West: " "

For all projects, answer the following:

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

\* Buildings: 4,039 sq. feet 0.002 %  
Paving: 0 sq. feet \_\_\_\_\_ %  
Landscaping: 1,000 sq. feet 0.0005 %  
Other (specify) \_\_\_\_\_

Total area of all paving and structures: 4,039  sq. feet  acres

Total area of grading or removal of ground cover: 121,782  sq. feet ( acres = 2.80)

Number of parking spaces proposed: 4 Height of tallest structure: ± 15'

Number of trees to be removed: 0 Type: -

Setbacks: Front 30' Right +400' Left +800' Back +200'

Proposed water source:  On-site well  Shared well  Other on-site springs

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: CDF - Co. Fire

For commercial/Industrial projects answer the following: n/a

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: Two (2) Number of bedrooms per unit: one bedroom (ea bldg.)

Total floor area of all structures including upper stories, but not garages and carports: 2,180.5 sq ft

Total of area of the lot(s) minus building footprint and parking spaces: 1,720,137 sq ft or 38.7 ac

(1,724,976 sq ft) - (4,039) - (800) = 1,720,137 sq ft (or 38.7 ac)

# 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: ± 5 acres  
Moderate slopes of 10-30%: ± 10 acres  
Steep slopes over 30%: ± 25 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: spring used for water supply
- 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: approx. 5,000 cu yd done prior to owners/appl's complete ± 5,500 cu yd grading
- 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: \_\_\_\_\_

**Water Supply Information**

1. What type of water supply is proposed?  Individual well  Shared well  Community water system (wells springs)
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? 200 gpd
4. How many service connections will be required? two (2)
5. Do operable water facilities exist on the site?  
 Yes  No If yes, please describe: see Cleith Report (2010)
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? 400 + 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:

n/a

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: n/a
3. Where is the waste disposal storage in relation to buildings? n/a
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: Lucia W
2. Location of nearest police station: Nipomo Sheriff's station
3. Location of nearest fire station: Hwy 166 CDF station
4. Location of nearest public transit stop: n/a
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 - ranch
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**   n/a

**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**

n/a

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): \_\_\_\_\_ n/a
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_ construction & trading resolutions / permits
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 \*: \_\_\_\_\_ solar electricity generation

\*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): — all local county SLO permits only

(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.)











# Parcel Summary Report For Parcel # 085-431-026

8/31/2010  
3:55:26PM

## 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    KEITH ELAINE  
          221 TOWN CTR W 109    SANTA MARIA CA 93458-  
OWN    SHEPARD RANDALL L

### Address Information

Status            Address  
P                    19350 AUTUMN RD RHUAS

### Lot Information:

| <u>Tract /<br/>Twnshp</u> | <u>Block /<br/>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.C05-<br>T11N          | 149<br>R32W              | 0001<br>3P     | Rural Huasna      | Huasna/Lopez      |               |               |               | N           |               |             |
|                           |                          |                | Rural Huasna      | Huasna/Lopez      | RL            | GS            |               | Y           |               |             |

### Parcel Information

Status    Description  
Active    T11N R32W PTN SEC 3

### Notes

ASSIGNED ADDRESS 19350 AUTUMN RD TO EXISTING CABIN PER ADDRESS APPLICATION (292009-1642). ASSOCIATED, NOTICED, EMAILED  
AMS/SANTA MARIA USPS (11/24/09) AND SENT LETTER. 11/23/09-PCS

~~PER EMAIL~~ CONFIRMED ADDRESS 19350 AUTUMN RD WITH PAULETTE DAKURAS @ USPS. 8/31/10-PCS

LUCIA MAR UNIFIED SCHOOL

SAN LUIS OBISPO JT(27,40) COMM. COLLEGE

COASTAL SAN LUIS RESOURCE CONSV.

SAN LUIS PORT & HARBOR

NO. 04 ROAD-CO/SUPVR

AREA NO. 21 COUNTY SERVICE



# Parcel Summary Report For Parcel # 085-431-026

8/31/2010  
3:55:26PM

## 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:**

COD2009-00188

REC

Primary Parcel

**Description:**

YURT, GRADING, AND CABINS W/O PERMIT

DRC2010-00014

REC

Primary Parcel

**Description:**

MINOR USE PERMIT FOR OVER 1 ACRE SITE DISTURBANCE FOR RESIDENTIAL SITE DEVELOPMENT.

PRE2009-00035

REC

Primary Parcel

**Description:**

SUB2004-00344

RDD

Primary Parcel

**Description:**

PROP 1 CERT OF COMP