



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2013-00110 SCHIAVON – Proposed minor use permit to relocate building envelope from area with 30-50% slopes to an area with 10-20% slopes. Site location is Spring Canyon Ln, Nipomo. APN: 090-012-027

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

DRC2013-00110

SCHIAVON, GARY

MINOR USE PERMIT

RELOCATE BUILDING ENVELOPE FROM
AREA WITH 30%-50% SLOPES TO AREA
SC/ RSC

RR

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name GARY SCHIAVON (TRUSTEE) Daytime Phone (831) 750-4136
 Mailing Address: 19 ROACHE Rd, FREEDOM, CA Zip Code 95019
 Email Address: _____

Applicant Name LARRY SIMONSKI Daytime Phone (360) 481-1883
 Mailing Address: 8320 WALNUT Rd. NE OLYMPIA, WA Zip Code 98516
 Email Address: 777CYCLIST@GMAIL.COM

Agent Name TIM CRAWFORD/CENTRAL COAST ENGINEERING Daytime Phone (905) 544-3278
 Mailing Address: 795 BUCKLEY Rd. STE 1, SAN LUIS OBISPO Zip Code 93401
 Email Address: CCE@CCE.SLO.COM

PROPERTY INFORMATION

Total Size of Site: 10.51 ACRES Assessor Parcel Number(s): 090-012-027
 Legal Description: LOT 25 OF TRACT 1516

Address of the project (if known): _____
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 101 South to Los Berros/Trompsen Rd. Exit
TURN LEFT TO SHEENA Rd. LEFT ON DANA FOOTHILL Rd. RIGHT ON RATA Ln TO END OF RATA Ln.

Describe current uses, existing structures, and other improvements and vegetation on the property:
VACANT, NO EXISTING STRUCTURES

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): RELOCATE BUILDING ENVELOPE
FROM AREA WITH 30-50% SLOPES TO AREA WITH 10-20% SLOPES

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: Gary Schiavon Date 6/14/14

<p>FOR STAFF USE ONLY</p> <p>Reason for Land Use Permit: _____</p>

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: RIATA LN. OFF DANA FOOTHILL OFF SHEERY RD. OFF THOMPSON AVE.

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 RURAL South: RESIDENTIAL RURAL
East: RESIDENTIAL RURAL West: RESIDENTIAL RURAL

For all projects, answer the following:

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

Buildings: 5000 sq. feet 0.006 % Landscaping: _____ sq. feet _____ %
Paving: 4805 sq. feet 0.014 % Other (specify) _____
Total area of all paving and structures: 9805 sq. feet acres
Total area of grading or removal of ground cover: 15801 sq. feet acres
Number of parking spaces proposed: 4 Height of tallest structure: 18 FEET
Number of trees to be removed: 9 Type: OAK & TOYON
Setbacks: Front 70' Right 520' Left 425' Back 304'

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: RAJONCO SLOCOMA MUTUAL WATER CO.
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: 3000
Total of area of the lot(s) minus building footprint and parking spaces: 10.28 ACRES

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: 1.1 acres
Moderate slopes of 10-30%: 3.2 acres
Steep slopes over 30%: 6.2 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: _____
- 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
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? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: WATER FACILITIES EXIST ADJACENT TO PROPERTY BUT
6. Has there been a sustained yield test on proposed or existing wells? WILL NEED TO BE EXTENDED TO BUILDING SITE
 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? N/A _____ 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: SOUTH COUNTY SANITARY WASTE
- 3. Where is the waste disposal storage in relation to buildings? SIDE WOOD
- 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 MAR UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: ARROYO GRANDE
- 3. Location of nearest fire station: WILLOW ROAD
- 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:
VACANT
- 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. WITH CREATION OF TRACT 1516

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: STEEP SLOPES

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: _____
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): N/A

(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.)



OWNER/APPLICANT

Larry Siminski
 8320 Walnut Road NE
 Olympia, WA 98516

**ASSESSOR'S
 PARCEL NUMBER**

090-012-027

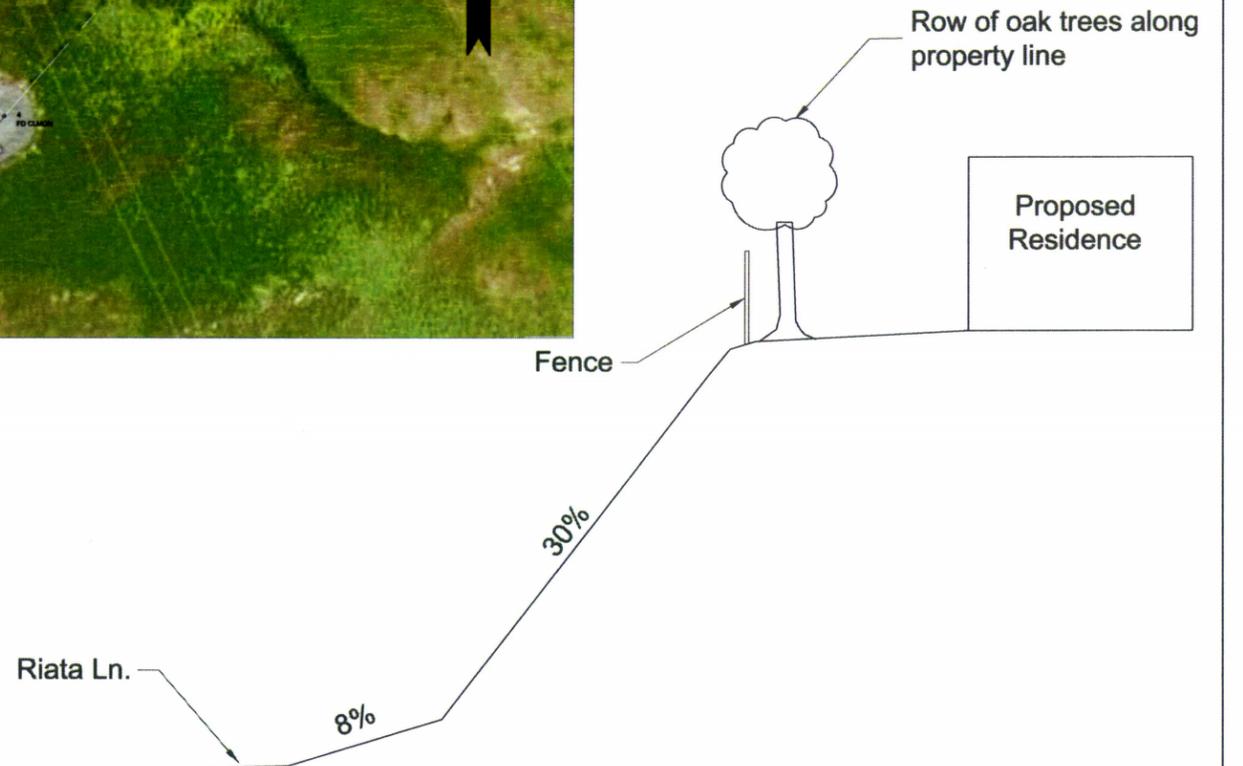
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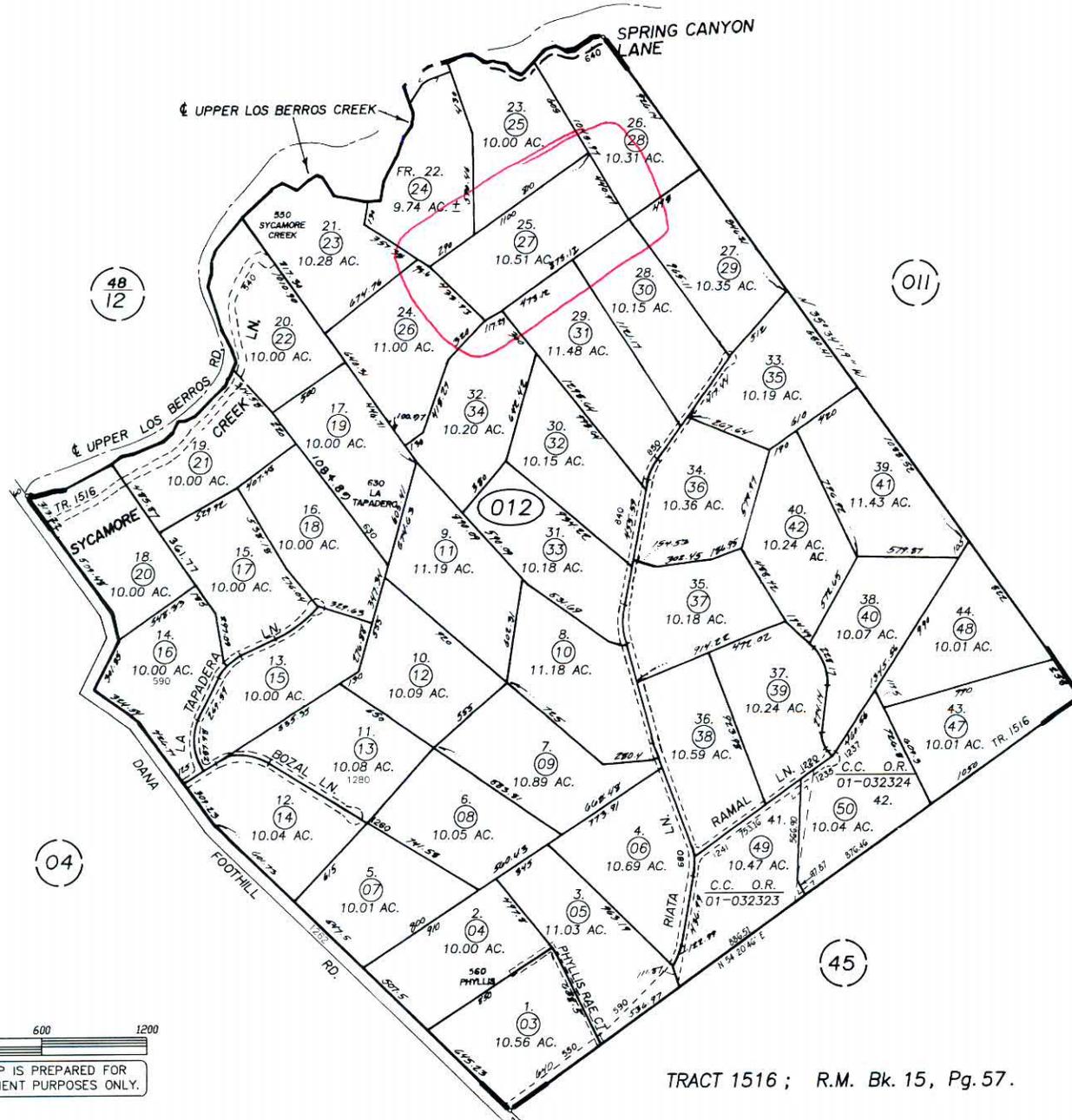
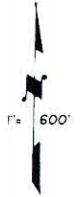
P.G.&E.
 PACIFIC BELL
 WATER - COMMUNITY WATER
 SEWER - INDIVIDUAL SEPTIC

ZONING

RESIDENTIAL RURAL

Central Coast Engineering
 396 Buckley Road, Suite #1
 San Luis Obispo, CA 93401





47
31

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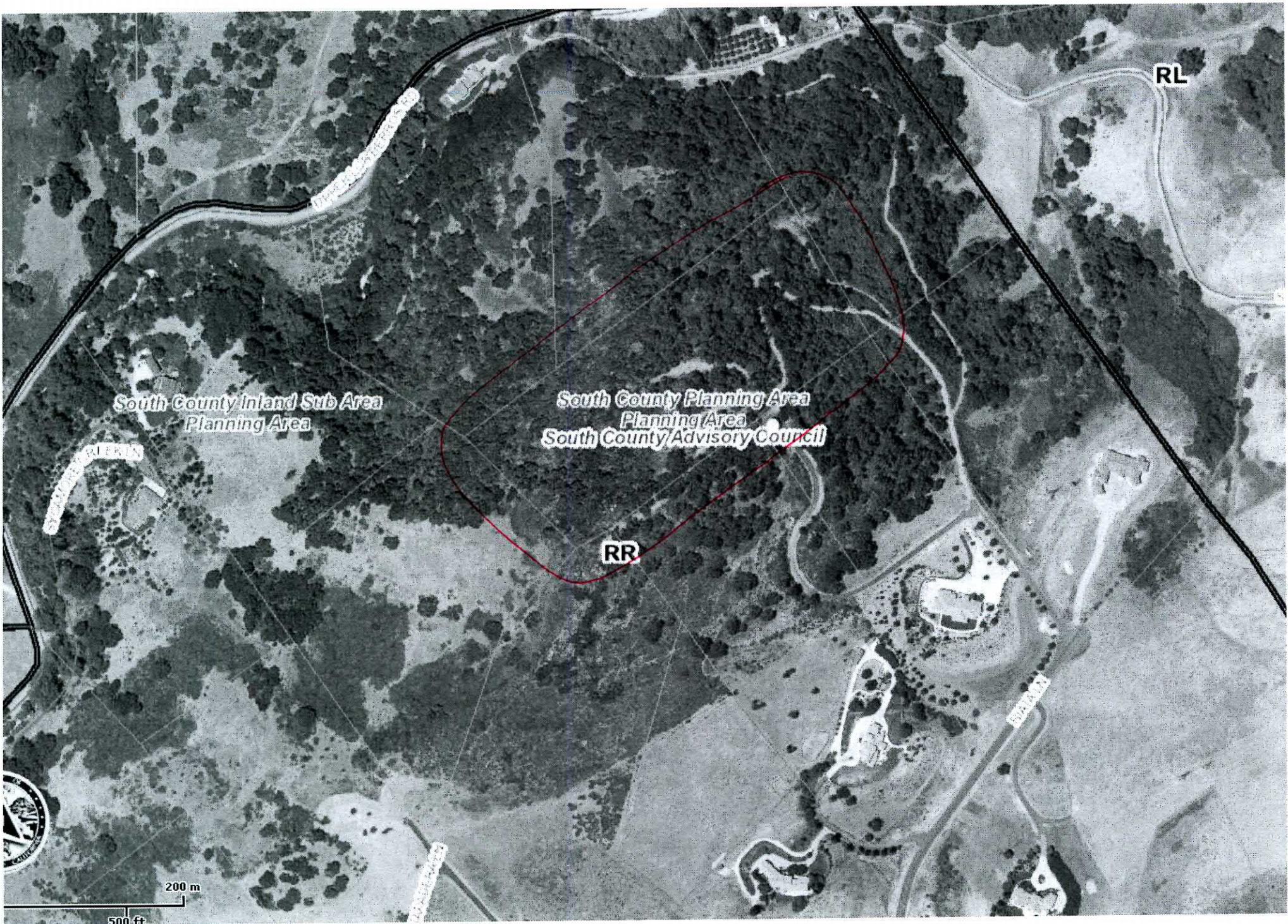
REVISIONS	
TECH	DATE
GM	08-11-98
CB	03-09-99
GB	09-05-01
GB	09-06-01

300 0 600 1200

GM
08-11-98 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1516 ; R.M. Bk. 15, Pg. 57.

NIPOMO VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 090 PAGE 010



South County Inland Sub Area
Planning Area

South County Planning Area
Planning Area
South County Advisory Council

RL

RR

WILSON

WILSON

WILSON

200 m

500 ft





Parcel Summary Report For Parcel # 090-012-027

6/10/2014
1:59:24PM

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 HARRAH JEAN A
 154 KERR RD WATSONVILLE CA 95076-

OWN HARRAH KATHLEEN M

OWN SCHIAVON LOUIS

OWN SCHIAVON LOUIS & OLLIE TRUST

OWN SCHIAVON OLLIE

Address Information

Status Address
 00000 SPRING CANYON LN RSC

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>
1516	0000	0025	South County R	South County	RR			Y	SL	

Parcel Information

Status Description
Active TR 1516 LT 25

Notes

A PORTION OF THE PARCEL IS INSIDE THE UNMAPPED PORTION OF HWY CORRIDOR AREA PER 22.112.040A3B. SEE PHOTOMAPPER FOR BOUNDARY (IN ORANGE). HWY CORRIDOR STDS APPLY. IF GRADING AND BUILDING ENTIRELY IN THE APPROVED BLDG ENVELOPE, WE WILL NOT REQUIRE A MUP FOR GRADING OVER 20 PERCENT PER 2/13/08 NEW CASE MTG. --MCONGER 2/13/08 THIS TRACT HAS AN HOA, STRICT CC&R'S, THERE IS ACCESS TO ALL LOTS PER MAP CONDITIONS.
LUCIA MAR



Parcel Summary Report For Parcel # 090-012-027

6/10/2014
1:59:24PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
ARROYO GRANDE
COASTAL SAN LUIS

Case Information

Case Number:

Case Status:

99267 EXP Primary Parcel

Description:

ELEC POWER POLE

A2397 EXP Primary Parcel

Description:

PUMP/IRIGATIN/OK 2 TRENCH PGE POLE TO METER 2 PUMP

D960257D WIT Primary Parcel

Description:

GRADE >30%SLOPE/2ND DWELL/MOVE BLDG SITE

D970063D EDC Primary Parcel

Description:

MOVE BUILDING ENVELOPE, 30% GRADE FOR SF

DRC2013-00110 REC Primary Parcel

Description:

RELOCATE BUILDING ENVELOPE FROM AREA WITH 30%-50% SLOPES TO AREA WITH 10-20% SLOPES

E010030 RES Primary Parcel

Description:

EXP PERMITS GRADING

PMT2002-25550 WIT Primary Parcel

Description:

CONSTR SFD (ENTERED IN ERROR)

PMT2002-25551 WIT Primary Parcel

Description:

PUMP FOR IRRIGATION/PG&E POLE TO METER

PMT2002-25552 WIT Primary Parcel

Description:

GRADING OVER 10% (AS-BUILT) SE APPROVAL SCREEN



Parcel Summary Report For Parcel # 090-012-027

6/10/2014
1:59:24PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-26546	REC	Primary Parcel
Description: SINGLE FAMILY DU		
PMT2002-26548	REC	Primary Parcel
Description: BARN		
PRE2005-00162	REC	Primary Parcel
Description: 10.57 ACRES		
81444	FNL	Related Parcel
Description: WATER TANK		
G830017M	DEN	Related Parcel
Description: LU CHANGE AG TO RESIDENTIAL RURAL		
G850001M	APV	Related Parcel
Description: LUE CHANGE AG TO RESIDENTIAL RURAL		
S860276T	RDD	Related Parcel
Description: SUBDIVISION OF 44 LOTS		
S950144T	APV	Related Parcel
Description: AMEND MITIGATION AGREEMENT FOR TR 1516		