



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/18/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00059 WUNDER – Proposed minor use permit for a distance modification for a secondary dwelling. Site location is 1446 La Loma Dr, Nipomo. APN: 092-447-016.

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

MINOR USE PERMIT

DISTANCE WAIVER, FOR SECONDARY DWELLING SCSC/ NIPO 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
- Amendment to approved land use permit

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name MARY ANN WUNDER Daytime Phone 929-4718
 Mailing Address 446 LA LOMA DRIVE Zip Code 93444
 Email Address: NIPOMO, CA wundermary@yahoo.com

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

Agent Name DANA RUDBECK Daytime Phone 305-7349
 Mailing Address 3960 S. HIQUERA ST. #48 Zip Code 93401
 Email Address: SAN LUIS OBISPO, CA drudebeck@aol.com

PROPERTY INFORMATION

Total Size of Site: .95 ACRES Assessor Parcel Number(s): 092-447-016

Legal Description: _____
 Address of the project (if known): 446 LA LOMA DRIVE, NIPOMO, CA 93444

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
SEE VICINITY MAP ATTACHED SHEET 4-1
PRIMARY RESIDENCE 200 SF, GARAGE/STORAGE 100 SF

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): INSTALL MANUFACTURED HOME AS A SECONDARY DWELLING, DRIVEWAY & UTILITIES

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 Mary Ann Wunder Date 12/3/14

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

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): ADJUSTMENT OF SEPARATION REQUIREMENT FROM PRIMARY DWELLING TO SECONDARY FROM 50' TO 75' - TO AVOID ENKS & ETTIC

Describe existing and future access to the proposed project site:
LA LOMA DRIVE & NEW DRIVEWAY

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: 11 West: 11

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 4100 sq. feet 10 % Landscaping: 8400 sq. feet 20 %
Paving: 6200 sq. feet 15 % Other (specify) OPEN SPACE & LARGE PATIO
Total area of all paving and structures: 10,300 SF sq. feet acres
Total area of grading or removal of ground cover: 1000 sq. feet acres
Number of parking spaces proposed: 2 ADJ. Height of tallest structure: 15' MAX
Number of trees to be removed: 0 Type: _____
Setbacks: Front 25 Right 5 Left 5 Back 10

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: DCSD
Do you have a valid will-serve letter? Yes No (If yes, please submit copy) NOT YET

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 - LOMA PASS AREA

For commercial/industrial projects answer the following:

Total outdoor use area: NA sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 2 PRIME/SEC Number of bedrooms per unit: 3/2
Total floor area of all structures including upper stories, but not garages and carports: 4100 SF
Total of area of the lot(s) minus building footprint and parking spaces: 35,100 SF

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1.95 acres
Moderate slopes of 10-30%: acres
Steep slopes over 30%: acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: DRAINAGE BASIN ON ADJACENT PARCEL
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. 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? TWO W/ ONE METER
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. - NA -
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
COMMUNITY WATER
NCSD
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. NONE
 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? CRETECH. & PERC REPORTS ATTACHED.
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? NONE - ALL OO NCSD WATER
 Yes No _____ 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: - NA -

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 MGMT.
3. Where is the waste disposal storage in relation to buildings? NEAR SHOP
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No DOMESTIC ONLY

Community Service Information

1. Name of School District: LOCAL MAP
2. Location of nearest police station: SHERIFF
3. Location of nearest fire station: ON FIRE - N. OKLAHOMA
4. Location of nearest public transit stop: ORCHARD & DIVISION
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:
EUCALYPTUS FARM
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 NA

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 - NA -

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): NONE
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 *: ENERGY STAR MANUFACTURED HOME

*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: OAK TREES - NATIVE
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): BUILDING PERMIT

(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.)

**Minor Use Permit
For an Adjustment of the Separation Requirement
Between Primary and Secondary Dwellings**

APN# 092-447-016

Client:

Mary Ann Wunder

1446 La Loma Drive, Nipomo, CA 93444

Prepared By:



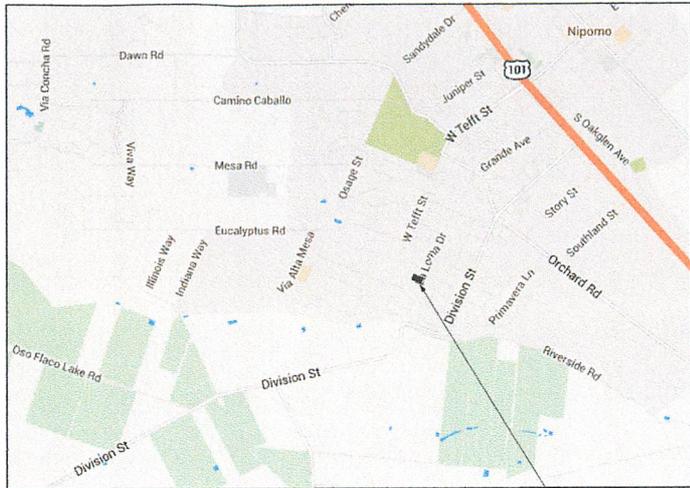
Dana Rudebeck, AICP

3960 Higuera Street, #48
San Luis Obispo, CA 93401

Phone: 805-305-7349

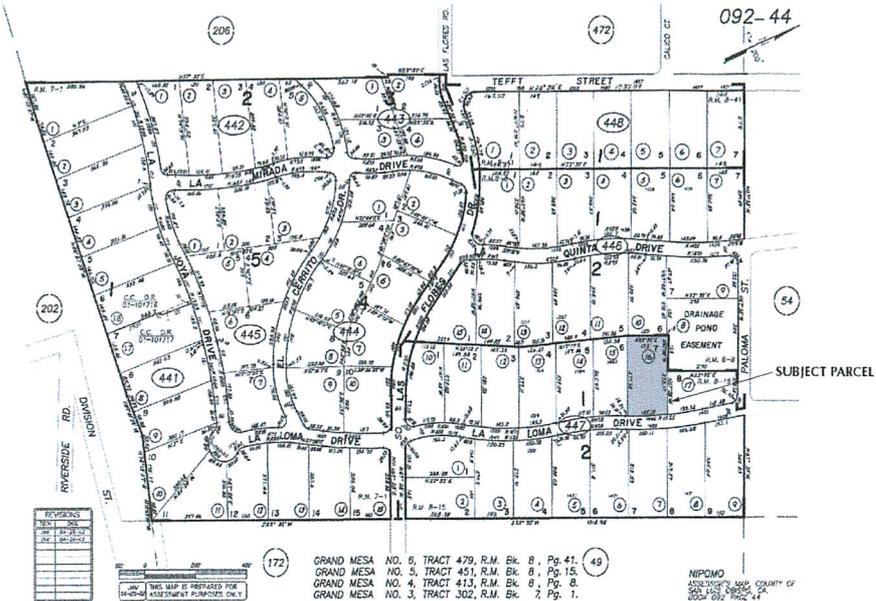
Fax: 805-545-9420

Email: drudebeck@aol.com



VICINITY MAP ↑ N

SUBJECT PROPERTY



PARCEL MAP ↗ N

PROPERTY INFORMATION

LEGAL OWNER:
MARY ANN WUNDER

ADDRESS:
1446 LA LOMA DRIVE
NIPOMO, CA 93444

APN#:
092-447-016

SIZE:
41,550 SF, .95 ACRES

ZONING:
RS - RESIDENTIAL SUBURBAN

REQUIRED SETBACKS:
STREET: 25'
SIDES: 5'
REAR: 10'

EXISTING BUILDINGS:
2092 SF, PRIMARY DWELLING
550 SF METAL SHOP / STORAGE BUILDING

UTILITIES:
WATER: NCS D METER
FIRE WATER: NCS D HYDRANT
POWER: PG&E TO METER PANEL AT EXISTING HOME
SEWER: EXISTING SEPTIC; NEW SEPTIC FOR NEW HOME
GAS: SO. CAL. NATURAL GAS METER AT EXISTING HOME

SITE ACCESS: LA LOMA DRIVE

SHEET INDEX

- G-1 GENERAL PARCEL INFORMATION
- P-1 SITE PLAN
- A-1 HOME FLOOR PLAN & ELEVATIONS



AERIAL VIEW OF THE PROPERTY ↗ N

SUBJECT PARCEL

**Minor Use Permit
For an Adjustment of
the Separation
Requirement Between
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1446 La Loma Drive
Nipomo, CA 93444

APN# 092-447-016

Client:
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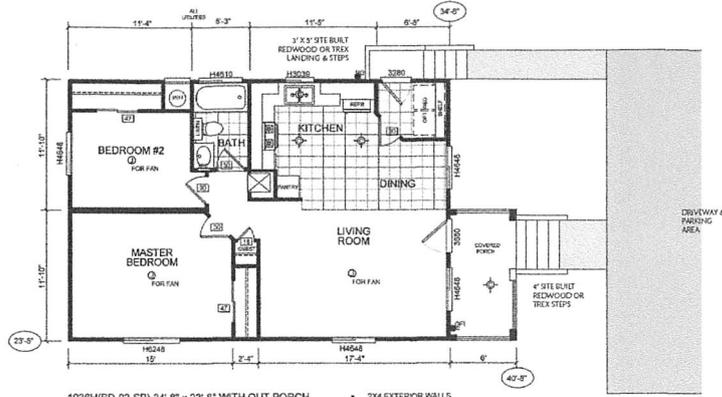
Revisions

Job #: 1446 LLD
By: DLR Date: 11/20/14
Rev: Date:



**General
Parcel
Information**

G - 1



HOME FLOOR PLAN
SCALE 1/8" = 1'-0"



THIS IS A 2 BEDROOM, 1 BATH, 763 SF MANUFACTURED HOME, 23'-8" X 34'-8", WITH AN 6', 70 SF FACTORY PORCH ON WEST END. IT IS A 2015, SILVERCREST, MODEL BD-02-SP, AND WILL BE MANUFACTURED IN THE SILVERCREST FACTORY IN CORONA, CALIFORNIA. THIS HOME IS BUILT TO HUD SPECIFICATIONS AND THE HIGHEST QUALITY STANDARDS IN THE INDUSTRY.

THE HOME WILL BE INSPECTED BY THE STATE DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT AND THE STATE FIRE MARSHAL'S OFFICE, BEFORE IT LEAVES THE FACTORY, TO ENSURE THAT IT MEETS ALL CURRENT CODE.

THE HOME HAS A CLASS 'A' COMPOSITE SHINGLE ROOF, HARDI CONCRETE COMPOSITE SIDING. IT IS EQUIPPED WITH AN AUTOMATIC, RESIDENTIAL, FIRE SPRINKLER SYSTEM, AND MEETS ALL LOCAL AND STATE FIRE REQUIREMENTS.

**Minor Use Permit
For an Adjustment of
the Separation
Requirement Between
Primary and
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1446 La Loma Drive
Nipomo, CA 93444

APN# 092-447-016

Client:
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3960 Higuera Street, #48
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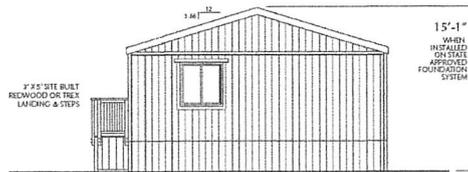
Phone: 805-305-7349
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Email: drudebeck@aol.com

Revisions

Job #: 1446 LLD
By: DLR Date: 11/20/14
Rev: Date:

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EAST ELEVATION



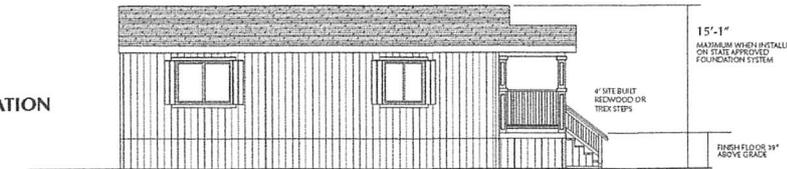
NORTH ELEVATION



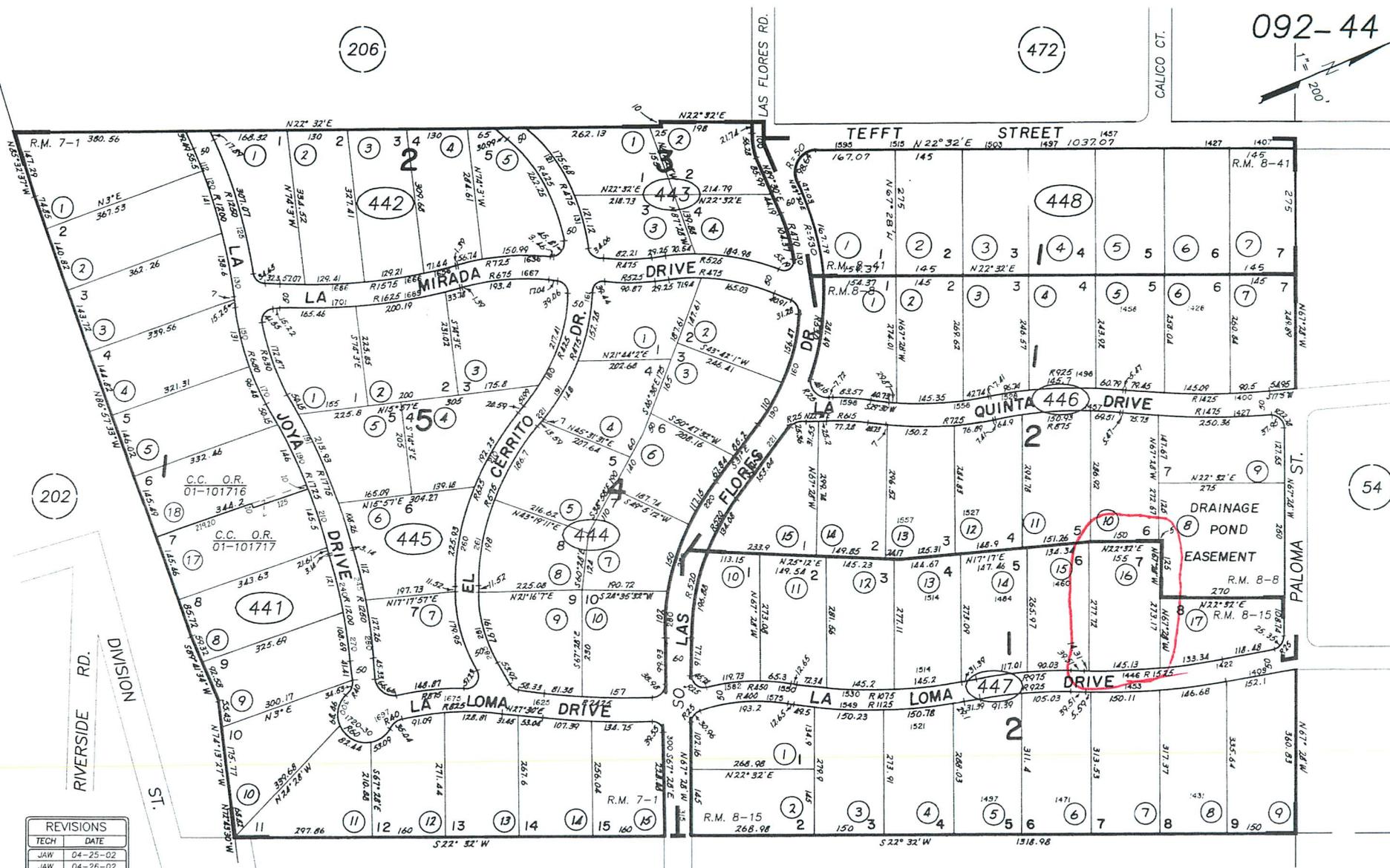
WEST ELEVATION



SOUTH ELEVATION



**Home
Floor Plan &
Elevations**

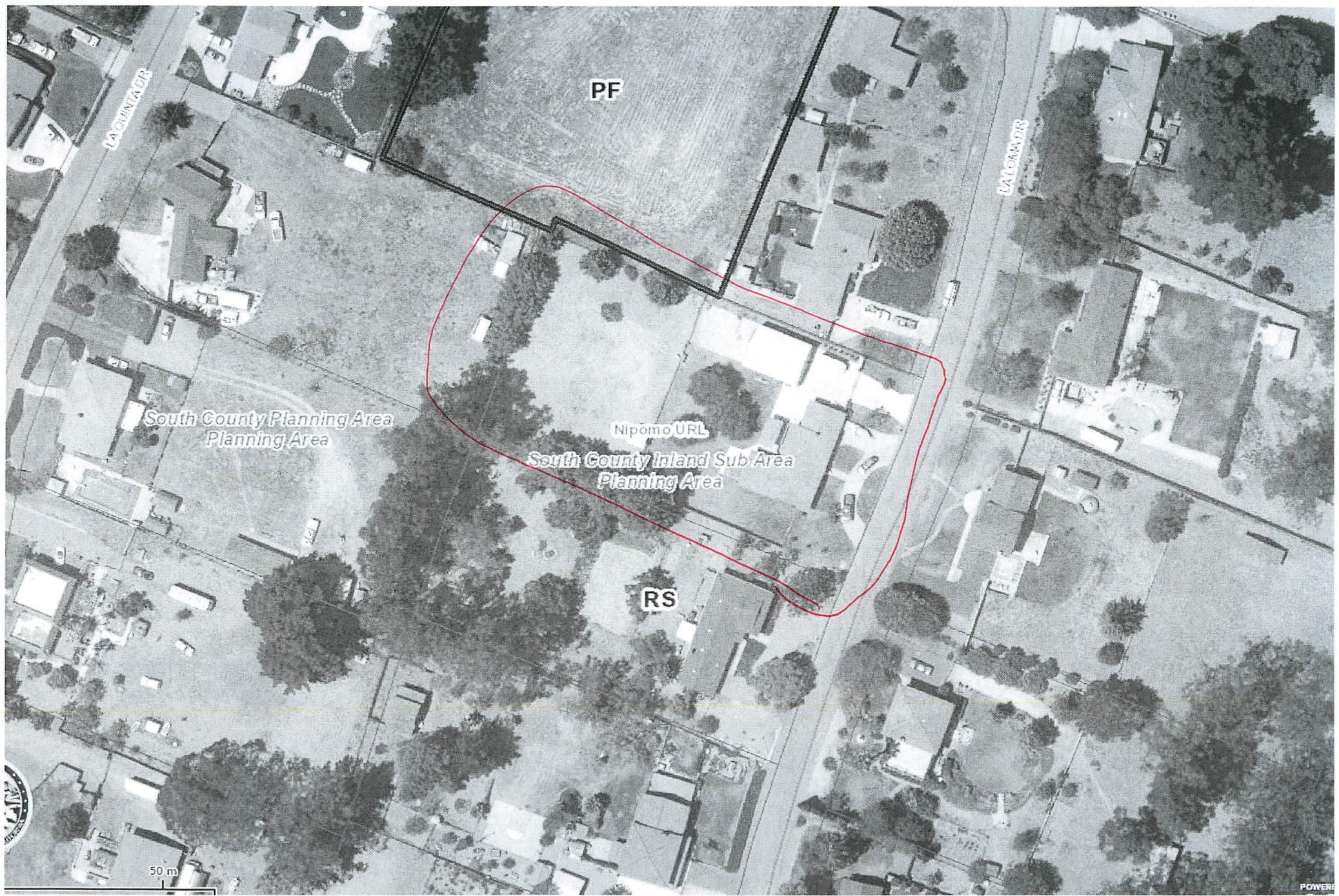


REVISIONS	
TECH	DATE
JAW	04-25-02
JAW	04-26-02

100' 0 200' 400'

JAW 04-25-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

- GRAND MESA NO. 6, TRACT 479, R.M. Bk. 8, Pg. 41. (49)
- GRAND MESA NO. 5, TRACT 451, R.M. Bk. 8, Pg. 15.
- GRAND MESA NO. 4, TRACT 413, R.M. Bk. 8, Pg. 8.
- GRAND MESA NO. 3, TRACT 302, R.M. Bk. 7, Pg. 1.



PF

South County Planning Area
Planning Area

Nipomo URL

South County Inland Sub Area
Planning Area

RS

LA QUINA DR

CALOMAR DR

50 m

POWER



Parcel Summary Report For Parcel # 092-447-016

12/8/2014
3:25:18PM

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 WUNDER MARY A
 1446 LALOMA DR NIPOMO CA 93444-
OWN WUNDER MARY A LIVING TRUST

Address Information

Status Address
P 01446 LA LOMA DR NIPO

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>
451	0001	0007	Nipomo	South County I	RS			Y		

Parcel Information

Status Description
Active TR 451 BL 1 LT 7

Notes

WE CAN SUPPORT A DISTANCE FOR THE SECONDARY SWC/KBN/SF 7/30/14

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
NO. 04
AREA NO. 01
AREA NO. 21
COASTAL SAN LUIS
SAN LUIS



Parcel Summary Report For Parcel # 092-447-016

12/8/2014
3:25:19PM

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:

C6903 FNL Primary Parcel

Description:

METAL GARAGE/STORAGE BUILDING WEDGCOR INC./S.MILLER,RCE

C8652 FNL Primary Parcel

Description:

ELECTRICAL FOR STEEL BUILDING- #C6903 200 AMP FOR OUTLETS & FIXTURES

DRC2014-00059 REC Primary Parcel

Description:

DISTANCE WAIVER, FOR SECONDARY DWELLING

PMT2010-02101 FNL Primary Parcel

Description:

ENLARGE KITCHEN AND LIVING ROOM (346 SF) & INTERIOR REMODEL (153 SF)

PMT2014-01454 ISS Primary Parcel

Description:

GRID TIED PHOTOVOLTAIC SYSTEM - ROOF MOUNT - 3.85 KVA