



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/7/2015

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

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00136 ANDRADE – Proposed minor use permit for multi-family development to add a mobile home of 1,300 sf. Site location is 1915 Paso Robles St, Oceano. APN: 062-087-001

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 FORM

San Luis Obispo County Department of Planning and Building

DRC2014-00136

ANDRADE LUIS E

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

ADD 1300 SQ FT MOBILE HOME

SCSLB/ OCNO

AR RMF

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Luis + Cristi Andrade Daytime Phone (805) 440-1177  
Mailing Address 1538 Ewing Arroyo Grande, CA Zip Code 93420  
Email Address: ERNEST247@gmail.com

Applicant Name Same as above Daytime Phone (805) 440-1177  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Agent Name Stephen Babcock Daytime Phone (805) 801-8589  
Mailing Address 3450 Broad Street, San Luis Obispo Zip Code 93401  
Email Address: STEPHEN\_SBplanning@gmail.com

## PROPERTY INFORMATION

Total Size of Site: 13,312 Assessor Parcel Number(s): 062-087-001

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

Address of the project (if known): 1915 PASEO ROBLES ST.

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 1 TO 19th NORTH TO

PASEO ROBLES .. ON THE NORTH EAST CORNER OF PASEO ROBLES + 19th.

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

Existing House

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ADD 1,300' mobile Home

## 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 Luis + Cristi Andrade

Date 4-27-15

**FOR STAFF USE ONLY**

# 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: Access From Paso Robles St.

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 West: School

### For all projects, answer the following:

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

Buildings: 2738 sq. feet 20 % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: 800 sq. feet 6 % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 3,538'  sq. feet  acres  
Total area of grading or removal of ground cover: 1304  sq. feet  acres  
Number of parking spaces proposed: 2 Height of tallest structure: 12'  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 25 Right 5 Left 10 Back 5'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: Oceano CSD  
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: Oceano CSD  
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

### 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: 2 Number of bedrooms per unit: 4+2  
Total floor area of all structures including upper stories, but not garages and carports: 2338'  
Total of area of the lot(s) minus building footprint and parking spaces: 9,774'

# 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: .36 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: \_\_\_\_\_
- 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: EXISTING HOUSE
- 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: Paso Robles St + 19th Street

**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? 1 Unit of water
- 4. How many service connections will be required? 1
- 5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Existing Hoose
- 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? \_\_\_\_\_ 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: 20'      Location of connection: 19th Street
- 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
3. Where is the waste disposal storage in relation to buildings? Behind
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 School District
2. Location of nearest police station: 810 W. Branch St
3. Location of nearest fire station: 1655 Front St
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? 1/2 mile on Hwy 1 feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
Residential
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 \*: N/A

\*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): COUNTY MINOR USE PERMIT FOR MOBILE HOME

(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.)

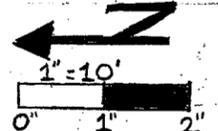
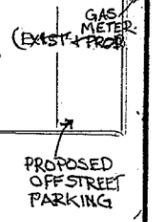
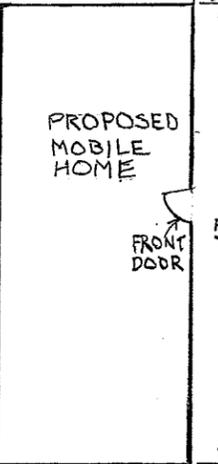
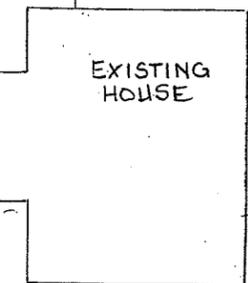
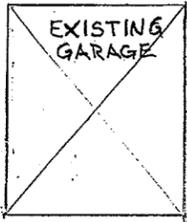
# SITE PLAN

RESIDENCE

8 UNIT APARTMENT

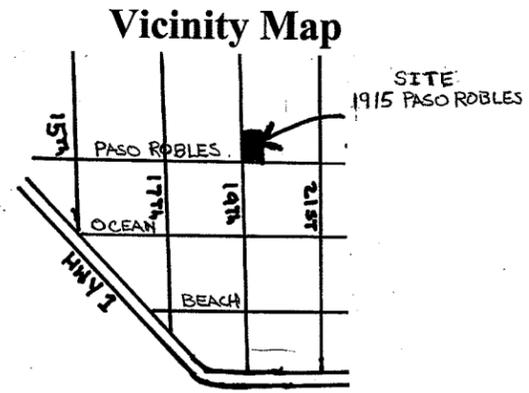
RESIDENCE

(75±)



19<sup>TH</sup> STREET

SCHOOL FIELDS



## PROPOSED MUP FOR MOBILE HOME

**Prepared For**  
Luis and Cristi Andrade  
1538 Ewing Arroyo Grande, CA 93420

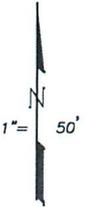
**Prepared By**  
Stephen Babcock  
3450 Broad Street San Luis Obispo, CA 93401  
stephen.sbplanning@gmail.com  
(85) 801-8589

**Detail Sheet**  
1915 Paso Robles Street Oceano, CA 93445

APN	062-087-001
Zoning	RMF
Existing House Square Foot	1,038'
Existing Garage	400'
Site Size	13,312'
Front Set Back	25'
Rear Set Back	10'
Side Set Back	5'
Off Street Parking Spaces Required	2
Paso Robles Street Frontage	75'
19 <sup>th</sup> Street Frontage	177'
New Mobile Home Square Foot	1,300'
New Mobile Home Dimensions	23' 4" x 56'
New Mobile Home Height	13'
Off Street Parking Proposed	2

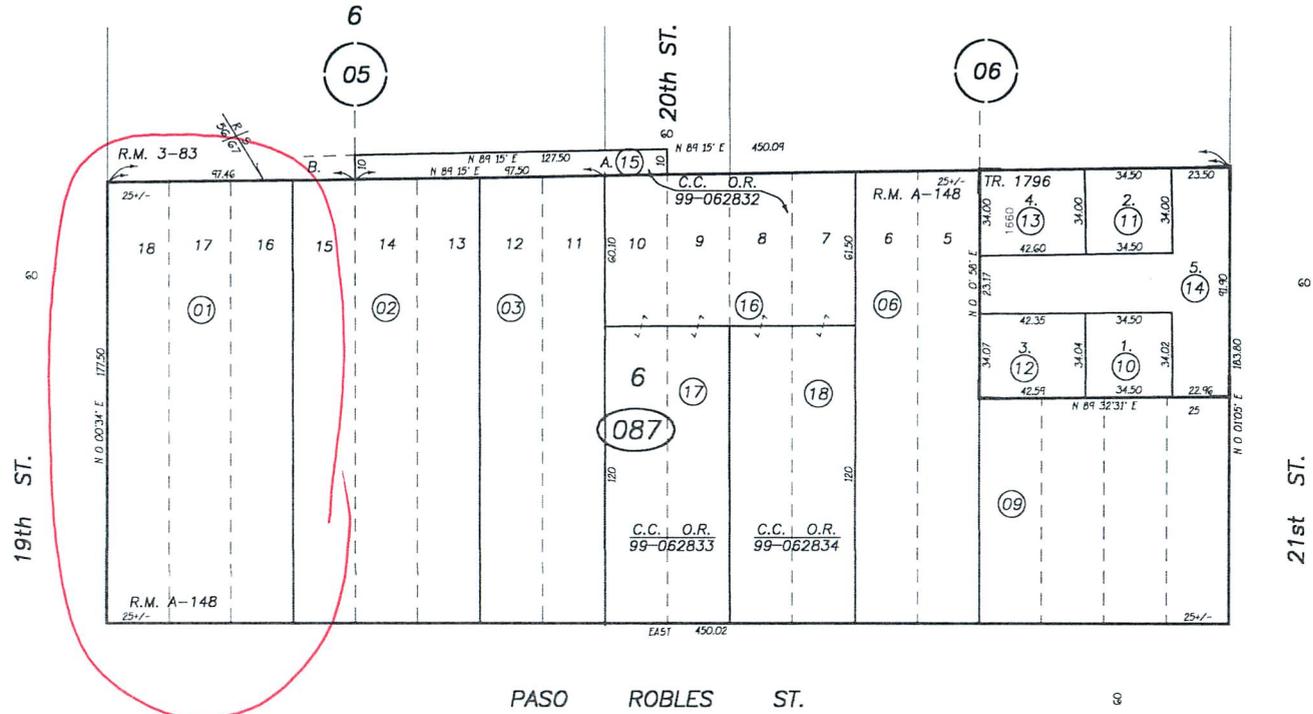
Notes: Sheet 1 Site Plan  
Sheet 2 Mobile Home Plans Plan  
Attachments: Champion Installation Manual  
Site Topographic: 0-4%





062-08

08



09

08

REVISIONS	
TECH	DATE
BP	07-19-91
JAW	02-29-00

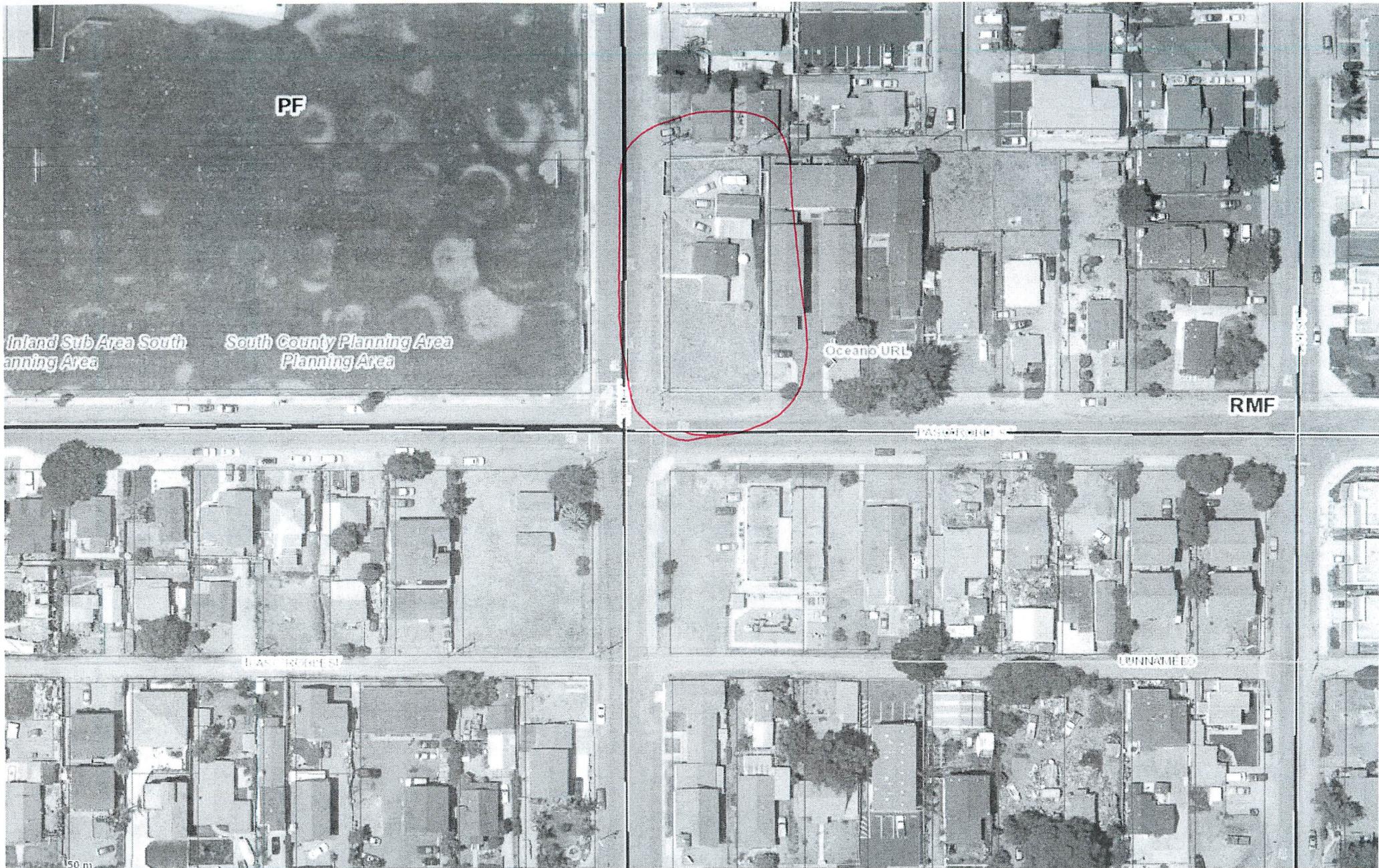


BP 07/19/91 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TOWN OF OCEANO, MAP 2, R.M. Bk. A , Pg. 148  
TRACT 1796; R.M. Bk. 16, Pg. 24.

OCEANO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 062 PAGE 087





PF

Inland Sub Area South  
Planning Area

South County Planning Area  
Planning Area

Oceano URL

RMF

PASCADILLA

EAST ROBERT ST

LINDA LEE ST

50m



# Parcel Summary Report For Parcel # 062-087-001

4/30/2015  
12:16:52PM

## 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    ANDRADE LUIS E  
          1915 PASO ROBLES OCEANO CA 93445-9333  
OWN    ANDRADE CRISTI M

### Address Information

**Status**            **Address**  
                          01915 PASO ROBLES ST OCNO

### 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>
062087	001	0001	Oceano	South County I RMF		AR		U		

### Parcel Information

**Status**    **Description**  
Active    TN OCEANO            BL 6 LT 16 TO 18

### Notes

### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
ARROYO GRANDE  
COASTAL SAN LUIS  
COUNTY-ZONE NO. 03  
SAN LUIS  
NO. 04  
SOUTH SAN LUIS OBISPO COUNTY



# Parcel Summary Report For Parcel # 062-087-001

4/30/2015  
12:16:52PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

OCEANO  
AREA NO. 21

### Case Information

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

COD2013-00282      CLD      Primary Parcel

**Description:**

REPORTED CONST NO PMT

COD2013-00336      REC      Primary Parcel

**Description:**

REPORTED UNPERMITTED CONSTRUCTION

DRC2014-00136      REC      Primary Parcel

**Description:**

ADD 1300 SQ FT MOBILE HOME

PMT2011-00979      FNL      Primary Parcel

**Description:**

REPLACE EXISTING SEARS WALL HEATER (45,000 BTU'S)

PMT2013-03089      ISS      Primary Parcel

**Description:**

AS-BUILT - CHANGE ROOF FROM FLAT TO PITCHED, REPLACE EXTERIOR STUCCO, ADD WALL AND DOOR TO ENCLOSE EXISTING COVERED PATIO.