



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/3/2015

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00142 VAHABNEZHAD – Proposed minor use permit for a primary single family residence of 2400 sf (existing single family residence to become secondary). Site location is 1055 Patricio Ln, Nipomo. APN: 091-284-006

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

DRC2014-00142

VAHABNEZHAD, J

MINOR USE PERMIT

SFR APPRX 2400 SQ FT

SCSC/ SCSC

RR

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name JALAL VAHABNEZHAD Daytime Phone (310) 592-4990
Mailing Address 1055 PATRICIO Ln NIPOMO, CA Zip Code 93444
Email Address: Jvahab51@yahoo.com

Applicant Name SAME AS OWNER Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 5 ac. Assessor Parcel Number(s): 091-284-006
Legal Description: PM 56/25 PAR 4
Address of the project (if known): 1055 PATRICIO Ln 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.: PATRICIO Ln off of CAMINO CABALLO

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

single family residence w/ a detached 2 car garage

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): A family residence approximately 2400 square feet. 3 BED ROOM, 3 Bath

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  Date 5/15/15

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): _____

Describe existing and future access to the proposed project site: Through Private Paved Paved Road, Patrow Ln

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: farmland
East: Residential West: Residential

For all projects, answer the following:

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: None Type: _____

Setbacks: Front _____ Right None Left _____ Back _____

Proposed water source: On-site well Shared well Other _____

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: 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: two Number of bedrooms per unit: 2 and 3 (proposed)

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: 5 ac. acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 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: Patrol Ln

Water Supply Information

EXISTING

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? 20 Gal
4. How many service connections will be required? one
5. Do operable water facilities exist on the site? Yes No If yes, please describe: two 5,000 Gal tanks, serving 4
6. Has there been a sustained yield test on proposed or existing wells? Yes No If yes, please attach. Residence
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 Do not know

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? 300 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: Don't Know
3. Where is the waste disposal storage in relation to buildings? CANS
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: Nipomo
2. Location of nearest police station: Served by County Sheriff
3. Location of nearest fire station: Can fire willow rd
4. Location of nearest public transit stop: Taft 1st
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? less than a feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
Agricultural / Rural 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 *: _____

*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): _____

(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.)

JALAL VAHABNEZHAD PROPOSED RESIDENCE -- Nipomo, Ca.

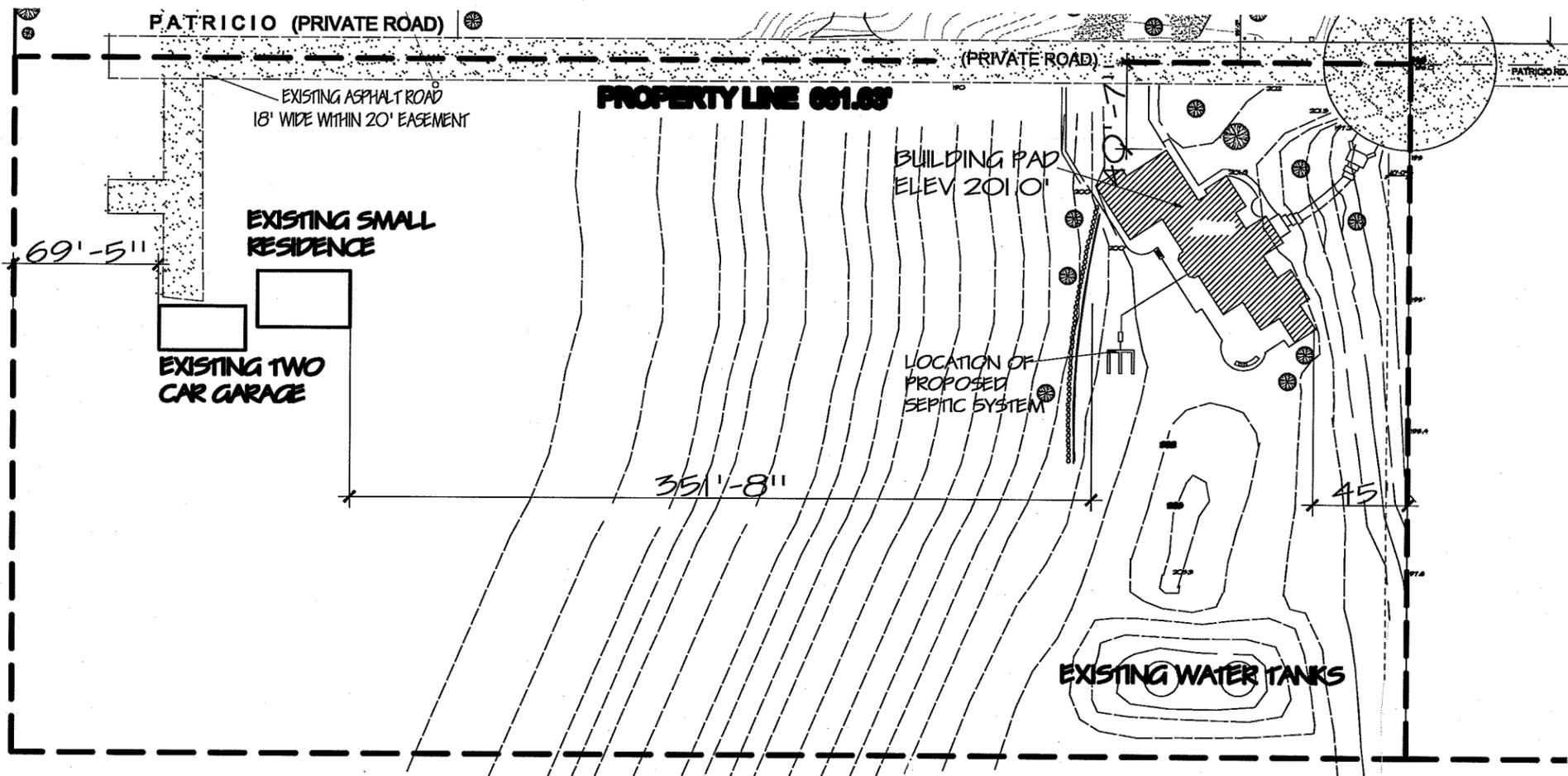
Revision	By

OWNER:
JALAL VAHABNEZHAD
4374 KRISH DRIVE
SANTA MARIA, CA 93454
805-428-4888

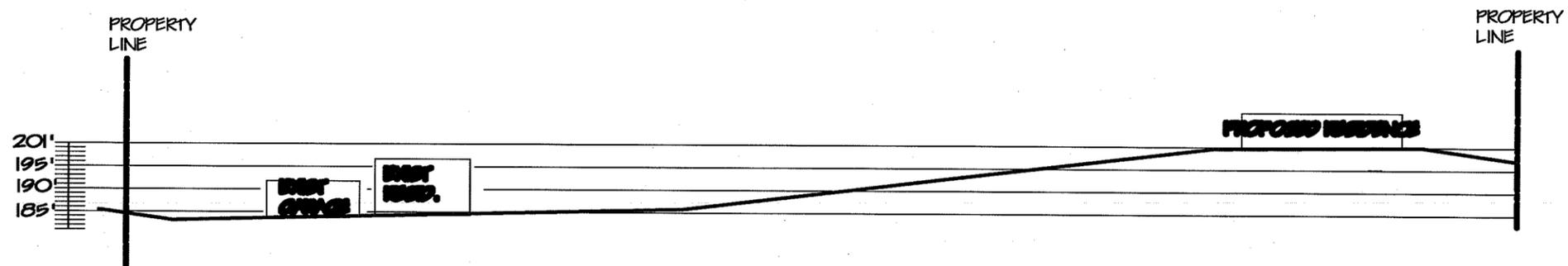
PROPOSED SITE PLAN

DESIGN BY STETSON DESIGN
4374 KRISH DRIVE
SANTA MARIA, CA

By:	
Scale:	As Shown
Date:	9/11/2015
Sheet:	A-1

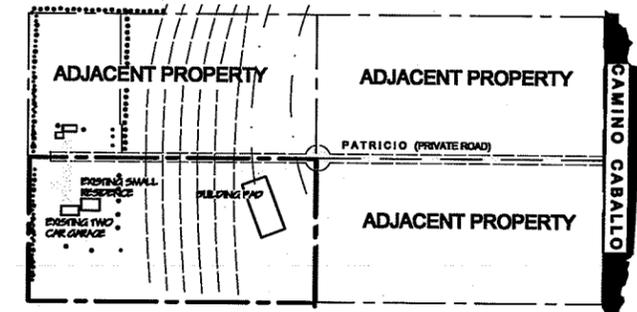


PLOT PLAN
 1/32" = 1'-0"



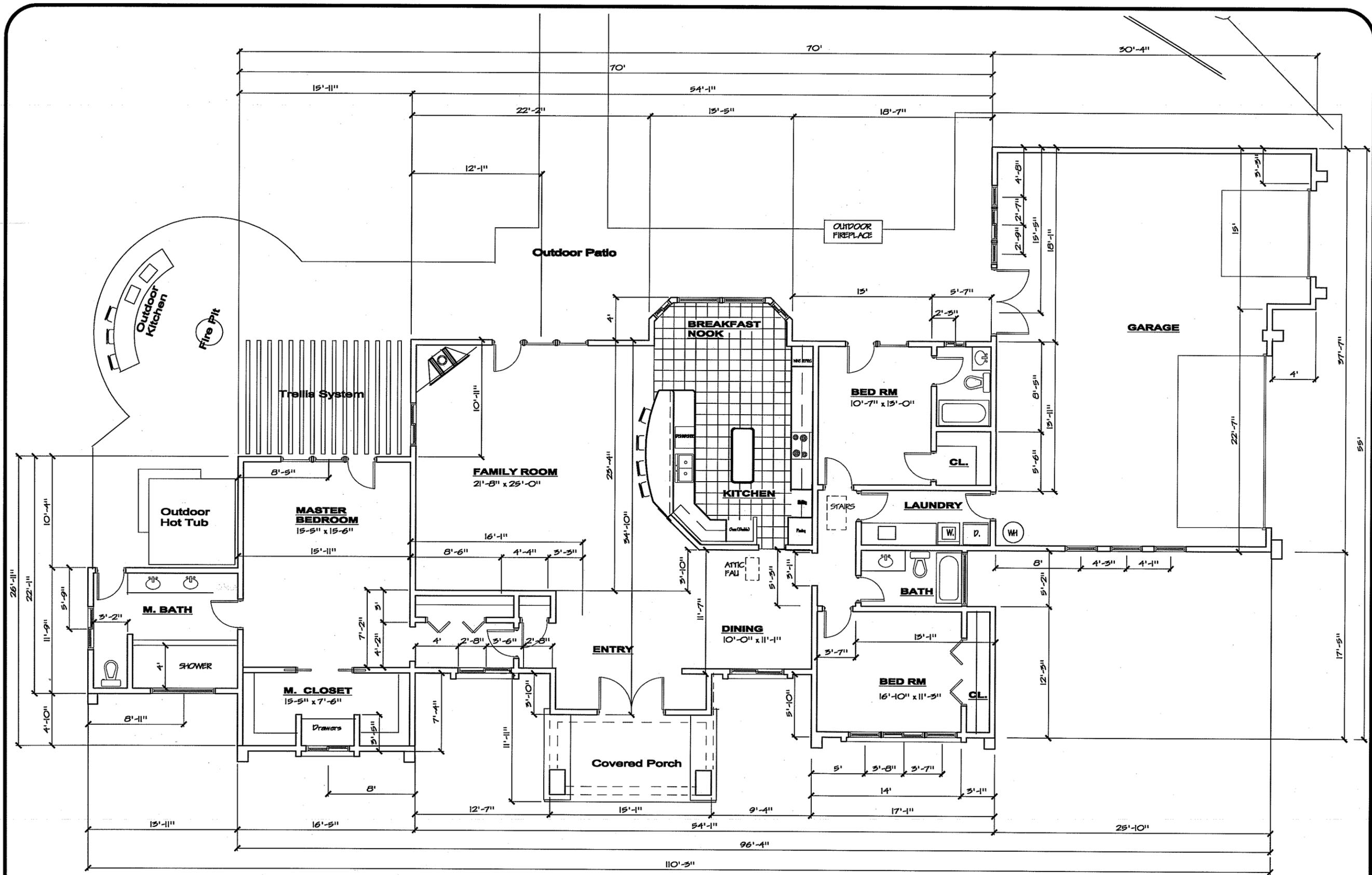
PROFILE SECTION

ELEVATIONS NOT SET TO BOUND BARRIERS



SUBDIVISION LAYOUT
 NTS

THIS DRAWING HAS BEEN REDUCED.



2900 s.f House with three car garage.

FLOOR PLAN



Revision	By

DESIGN BY STETSON DESIGN
 4374 KRISI DRIVE
 SANTA MARIA, CA

PROPOSED FLOOR PLAN

CONSULT: JALA VANDERKAM
 1885 PATRICK LANE
 IRVINE, CA 92614
 949-452-4200

By: David Stetson
 Scale: 1/4"=1'-0" UNO
 Date: 5/11/2015
 Sheet: A-2

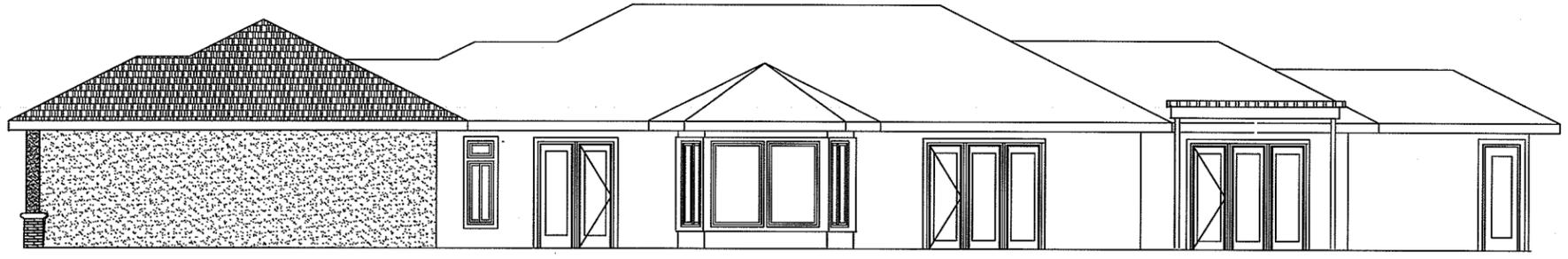
Revision	By

OWNER:
JALA VAHABNEZHAD
1055 PATRICIO LANE
NIPOMO, CA 93444
310-592-4990

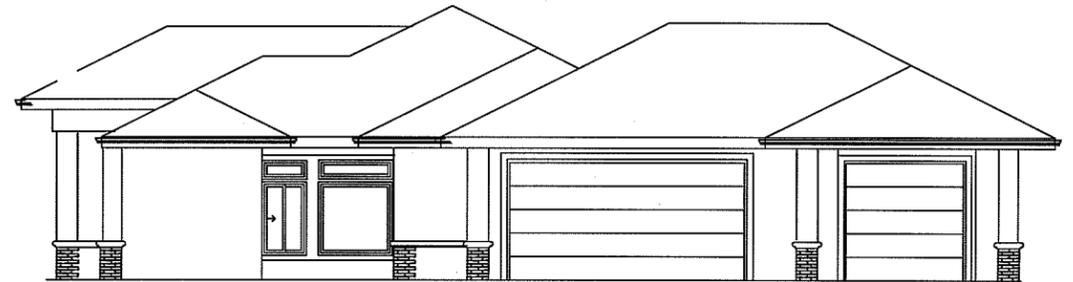
PROPOSED ELEVATIONS

DESIGN BY STETSON DESIGN
4374 KRISI DRIVE
SANTA MARIA, CA

By:
Scale: 1/4"=1'-0" LND
Date: 9/7/2015
Sheet: A-3



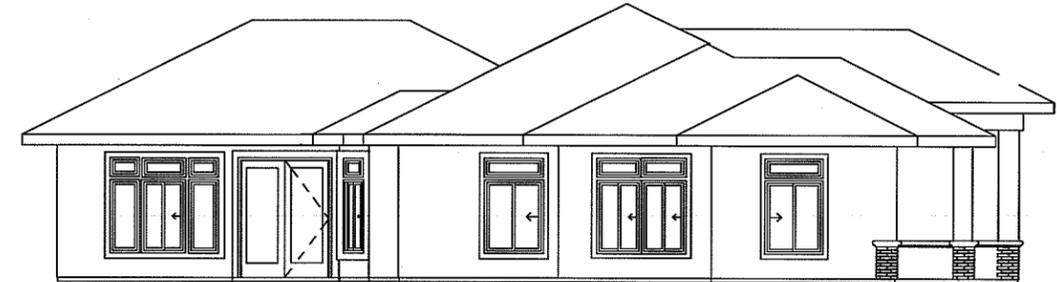
REAR ELEVATION



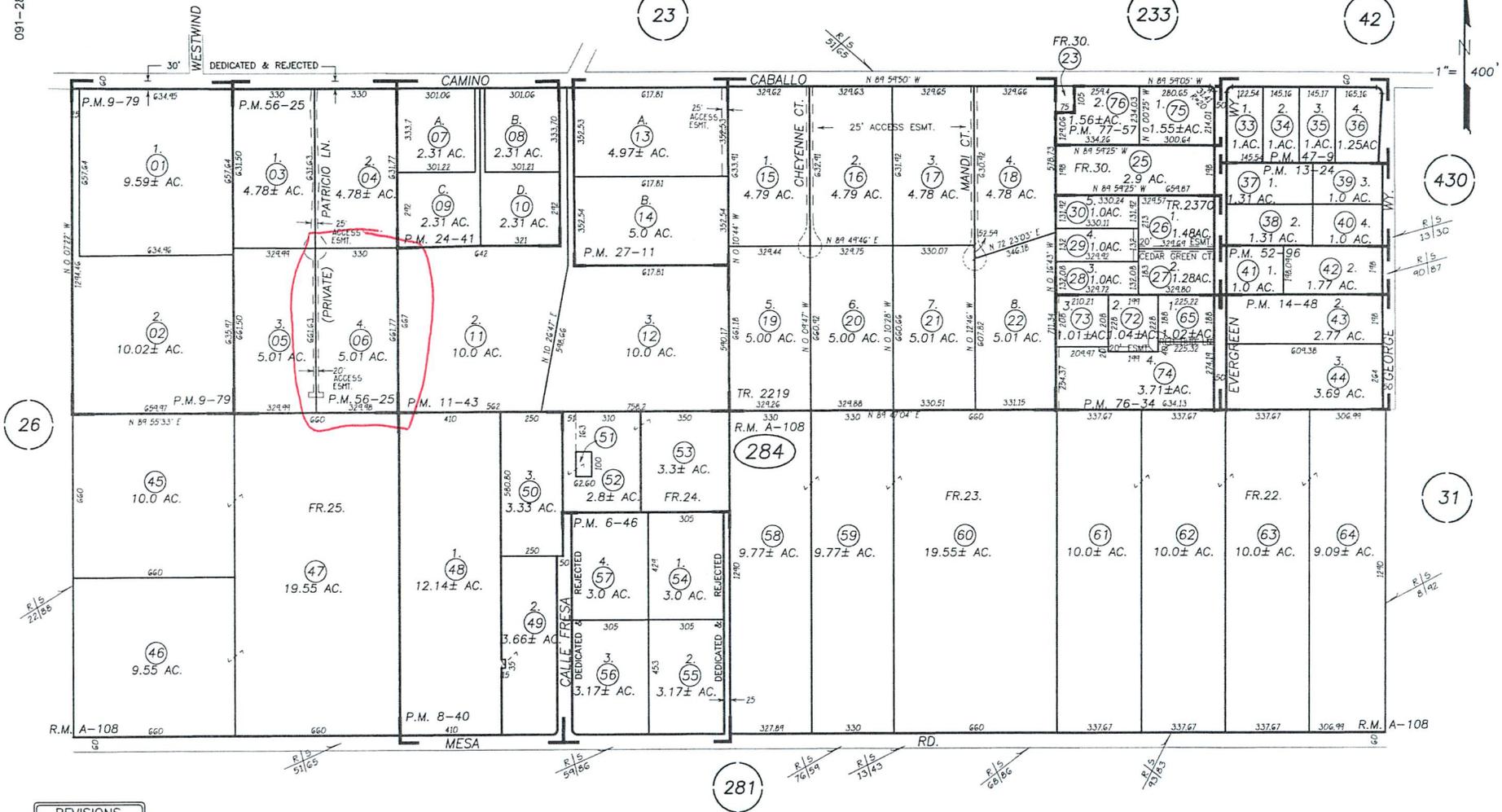
SIDE ELEVATION (North)



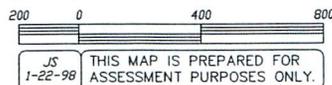
FRONT ELEVATION



SIDE ELEVATION (South)

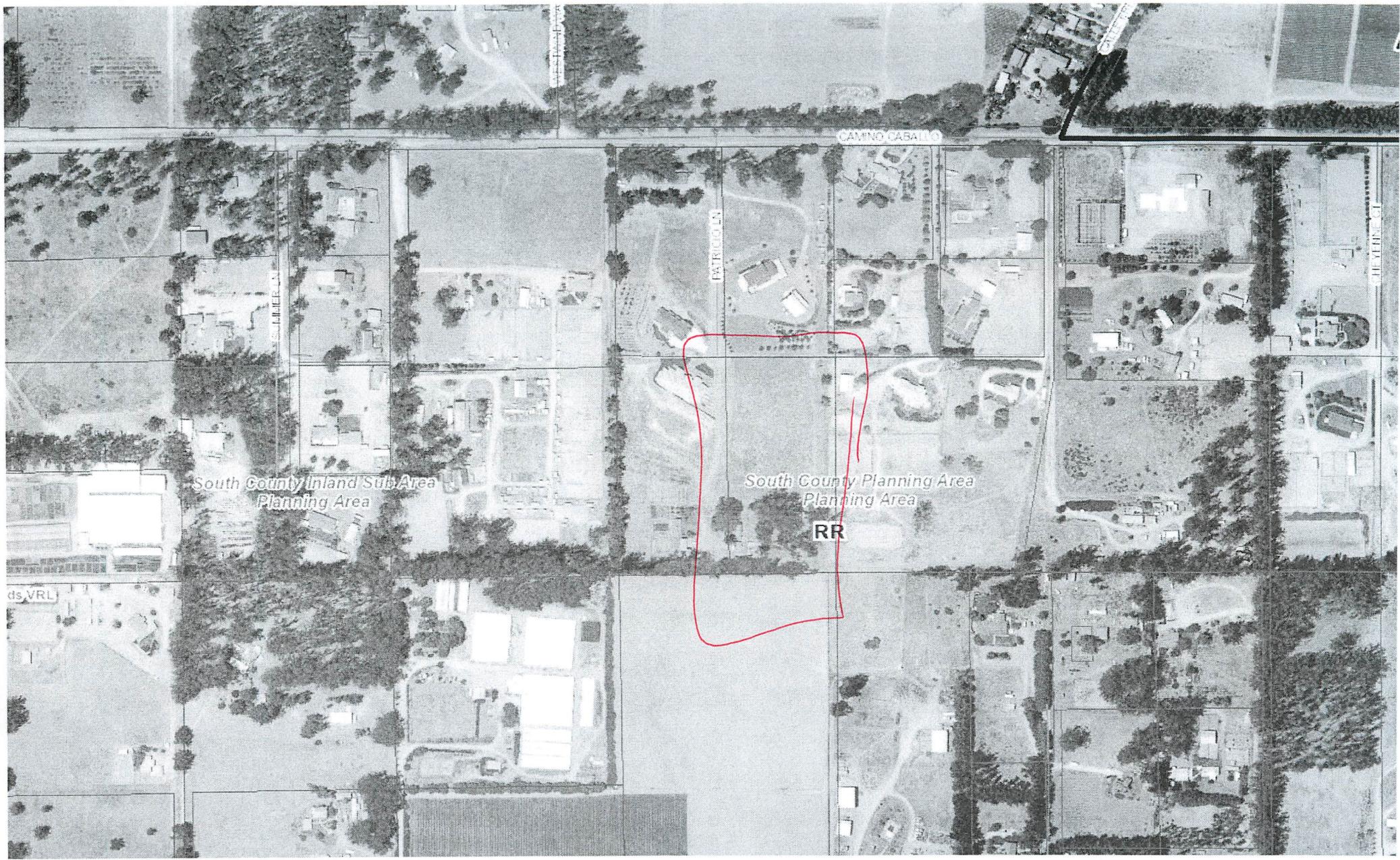


REVISIONS	
I.S.	DATE
12-032	07-06-11
14-037	08-23-13
14-037	08-24-13
15-136	12-18-14



TRACT NO. 2370, R.M. Bk. 20 , Pg. 86-89.
 TRACT NO. 2219, R.M. Bk. 19 , Pg. 63.
 MAP OF LOS BERROS TRACT (Resub. of Lot 15, Rho. Nip.), R.M. Bk. A , Pg. 108.
 SUBDIVISION OF RANCHO (Surveyed by H.C. Ward, 1878), R.M. Bk. A , Pg. 13.

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 091 PAGE 284



CAMINO CASALLO

SILVERMAN

PATRICKSON

HEMLOCK

South County Inland Sub Area
Planning Area

South County Planning Area
Planning Area

RR

ds VRL



Parcel Summary Report For Parcel # 091-284-006

5/19/2015
4:11:47PM

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 VAHABNEZHAD JALAL
 PO BOX 13081 TORRANCE CA 90503-

Address Information

Status Address
P 01055 PATRICIO LN SCSC

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>
CO99-	228	0004	South Cty. Plan	South County I RR				Y		

Parcel Information

Status Description
Active PM 56/25 PAR 4

Notes

EXISTING SFD WILL BECOME SECONDARY DWELLING, SFD IS UNDER 1,200 DUE TO SECOND FLOOR GAMBREL ROOF - FLOOR AREA CALCULATION IS USING ONLY CEILING HEIGHT OF 7 FOOT OR HIGHER SEE KNALL 5/1/15

Tax Districts

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

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 091-284-006

5/19/2015
4:11:48PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2014-00142 REC Primary Parcel

Description:

SFR APPRX 2400 SQ FT

S000033N APV Related Parcel

Description:

PROP ROAD NAME FOR CO99-0228 - PATRICIO LANE

S990060P RDD Related Parcel

Description:

4 LOT SUBDIVISION