

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00004
MINOR USE PERMIT
HILTON FRANKLI
EXISTING CHICKEN PENS APPROX 400
CHICKENS IN USE LAST 20 YEARS - CODE
SCSC/ SCSC
FH RR

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

- Landowner Name FRANK HILTON Daytime Phone 473-8933
- Mailing Address 219 STANTON Zip Code 93420
- Email Address: NONE
- Applicant Name SAME AS ABOVE Daytime Phone _____
- Mailing Address _____ Zip Code _____
- Email Address: _____
- Agent Name NONE Daytime Phone _____
- Mailing Address _____ Zip Code _____
- Email Address: _____

PROPERTY INFORMATION

- Total Size of Site: 44-ACRES Assessor Parcel Number(s): 075-241-042
- Legal Description: RANCH
- Address of the project (if known): 280 PIZLAN RANCH WY
- Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 280-PIZLAN OFF LOS-131EAS

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

BARN - GREEN HOUSES - VEGETABLES

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): EXISTING CHICKEN PEN
All-400 CHICKENS IN USE LAST 20 YEARS

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 Frank Hilton

Date 5-20-13

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: CO - RD -
PHILAN RANCH WY

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? 85 ACRES

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RESIDENTIAL
East: ''

South: AC -
West: AC -

For all projects, answer the following:

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

Buildings: 0 sq. feet _____%
Landscaping: 0 sq. feet _____%
Paving: 0 sq. feet _____%
Other (specify) CHILDREN PENS 3/4 AC RE
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres
Number of parking spaces proposed: 0 Height of tallest structure: _____
Number of trees to be removed: 0 Type: _____
Setbacks: Front 500' Right 10' Left 1000' Back 20'

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 NONE
 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 3/4 acres
Total floor area of all structures including upper stories: NONE sq. feet

For residential projects, answer the following:

Number of residential units: 0 Number of bedrooms per unit: 0
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: 30 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: _____

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 WATER CHECKS
 Commercial/Office - Explain _____
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? 2400 GAL
- 4. How many service connections will be required? 6
- 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.
- 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: NO

- 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? 0 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: NO

- 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: NONE
- 3. Where is the waste disposal storage in relation to buildings? NONE
- 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: ARRAYO GRANDE
- 2. Location of nearest police station: 1111
- 3. Location of nearest fire station: WILLOW RD
- 4. Location of nearest public transit stop: LAS BARRAS 2 101
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/4 MILE feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
ANCH FOR LAST 100 YEARS
- 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: NO

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 *: NONE

*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

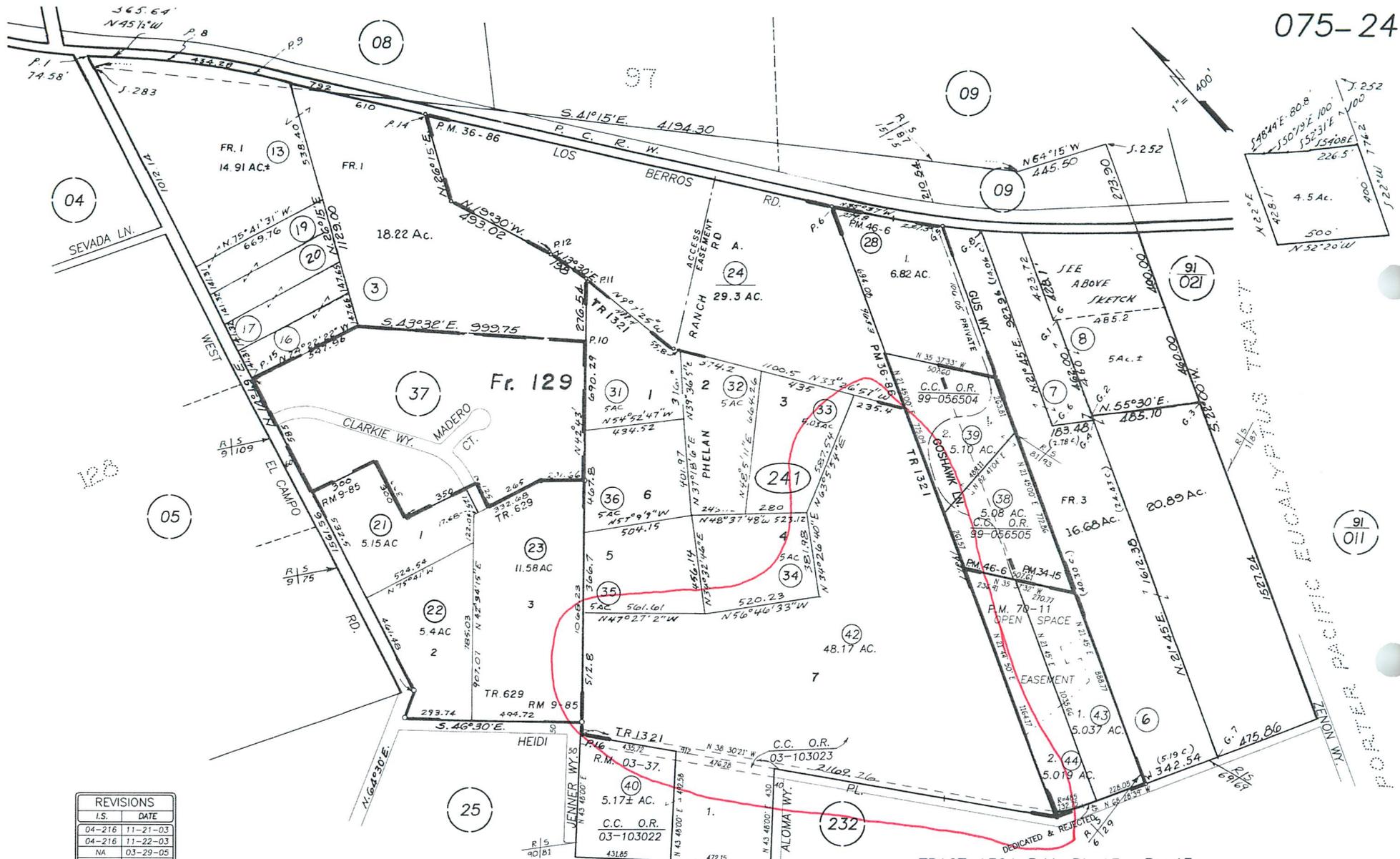
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
NONE

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): NONE

(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.)



REVISIONS	
I.S.	DATE
04-216	11-21-03
04-216	11-22-03
NA	03-29-05
NA	12-08-06
NA	10-03-07
08-326	01-07-08



GB
08-09-99
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1321, R.M. Bk. 13 , Pg. 43
 TRACT 629, ENCINA OAKS ESTATES UNIT 2, R.M. Bk. 9 , Pg. 85
 OCEAN VIEW ORCHARDS, R.M. Bk. 3 , Pg. 37
 RESUB. OF STRATTON'S SURVEY OF PTN'S. OF RHO. COR. DE P..., R.M. Bk. A , Pg. 66
 RHO. CORRAL DE PIEDRA, PISMO & BOLSA DE CHEMISAL, R.M. Bk. A , Pg. 65

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 075 PAGE 24



South County Inland Sub Area
Planning Area

South County Planning Area
Planning Area

RR

300 m



Parcel Summary Report For Parcel # 075-241-042

7/9/2015
10:08:41AM

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 HILTON FRANKLIN D
 219 STANTON ST ARROYO GRANDE CA 93420-5676

OWN HILTON CORA L

OWN HILTON FRANKLIN & CORA FAMILY TRUST

Address Information

Status Address
 00280 PHELAN RANCH WY SCSC

Lot Information:

<u>Tract / Twncshp</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>
COAL02-	394	0002	South Cty. Plan	South County I RR				Y	VP	

Parcel Information

Status Description
 Active TR 1321 LT 7 & OCEAN VIEW ORCH PTN LT 1

Notes

SEE CASE NOTE DATED 04-01-15 IN CASE COD2014-00351 - KEEPING OF ANIMALS IS NOT A LEGAL NON CONFORMING ALLOWED UES, THE USE GOES AWAY AFTER THE ANIMALS ARE DECEASED PER SLOCC22.72.090

Tax Districts

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



Parcel Summary Report For Parcel # 075-241-042

7/9/2015
10:08:41AM

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Telephone: (805) 781-5600

COASTAL SAN LUIS

Case Information

Case Number:

Case Status:

99486 FNL Primary Parcel

Description:

AS-BUILT MOBILE HOME

C2392 FNL Primary Parcel

Description:

GREENHOUSE (6,000 SQUARE FEET) ENGR: MICHAEL VANCE, RCE 25756 (909)920-0185

C3678 FNL Primary Parcel

Description:

AS-BUILT FARM SUPPORT QUARTERS

COD2006-00152 CLD Primary Parcel

Description:

SOLID WASTE FROM MOUSE FACTORY

COD2007-00038 CLD Primary Parcel

Description:

OCC RV'S AND RV STORAGE - JUNK STOR - ROUGHLY 30 STORED RV'S AND 5-6 OCCUPIED RV'S - DUMPING OF SEWAGE. SEE CASE NOTES OR COMMENTS FOR IMPORTANT INFORMATION

COD2009-00273 CLD Primary Parcel

Description:

COMPLAINT OF UP TO 10 OCC RV'S (RR ZONING)

COD2014-00351 REC Primary Parcel

Description:

REFERRAL FROM SO REGARDING OCCUPIED RV'S AND BARN - **OS** RR ZONE = 10 RV'S, LEGAL NON CONF BIRD LIMITS, OCC RV'S

D940155P CMP Primary Parcel

Description:

MOBILE HOME WAIVER OF STANDARDS

DRC2015-00004 REC Primary Parcel

Description:

EXISTING CHICKEN PENS APPROX 400 CHICKENS IN USE LAST 20 YEARS - CODE ENFORCEMENT CASE (COD2014-00351)

E980459 RES Primary Parcel

Description:

UNPERMITTED DWELLING



Parcel Summary Report For Parcel # 075-241-042

7/9/2015
10:08:41AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P020571P APP Primary Parcel

Description:

DBA FLOWERS TO YOU BY JESSICA

PMT2014-01755 SUS Primary Parcel

Description:

SUSPENDED - GRID TIED, GROUND MOUNTED 16.64KW PV SYSTEM.

PMT2014-02144 SUS Primary Parcel

Description:

Electrical Panel Replacement

This permit will allow replacement of the existing main electrical panel up to a maximum of 200 amps., in the same location, for a single family dwelling.

S020231L RDD Primary Parcel

Description:

LOT LINE ADJUSTMENT