



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 10/28/2016

TO: _____

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2016-00033 FULTON – Proposed minor use permit to modify Section 22.30.410 for a detached garage/workshop (4,000 SF). Project location is 1455 Verano Way, Nipomo.
APN: 092-173-035

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

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

DRC2016-00033

FULTON ERIK F

MINOR USE PERMIT- MODIFI

MODIFY SEC 22.30.410 FOR DETACHED GARAGE / WORKSHOP - 4,000 SQUARE SCSC/ NIPO RS

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name ERIK & MARIA FULTON Daytime Phone 805-878-5887
 Mailing Address 1455 VERANO WAY Zip Code 93444
 Email Address: erikfulton1971@gmail.com

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

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

PROPERTY INFORMATION

Total Size of Site: 1 acre Assessor Parcel Number(s): 092-173-035
 Legal Description: RS
 Address of the project (if known): 1455 VERANO WAY 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.: Division to Shiffcar
 Describe current uses, existing structures, and other improvements and vegetation on the property:
House

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Detached Garage 50' x 80' x 18'
4000 sq. ft.

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 Erik Fulton Date 7-27-16

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): Increase the size sq. ft of the detached garage I want to build

Garage will be for storage of personal vehicles and equipment

Describe existing and future access to the proposed project site: SAME

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: Residential

For all projects, answer the following:

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

Buildings: 4000 sq. feet 8 % 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: 18'

Number of trees to be removed: _____ 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: Golden State

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: 1479 sf

Total of area of the lot(s) minus building footprint and parking spaces: 41,000 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 acres
 Moderate slopes - 10-20%: acres
 20-30%: 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: _____
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? NONE
4. How many service connections will be required? NONE
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: House
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?
N/A
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 / _____ GPM
 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 If 'Yes', please attach.
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? _____ GPD
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? NONE
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
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: 20 miles
3. Location of nearest fire station: 8 miles
4. Location of nearest public transit stop: not known
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? Yes No

Historic and Archeological Information

1. Please describe the historic use of the property: none
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?

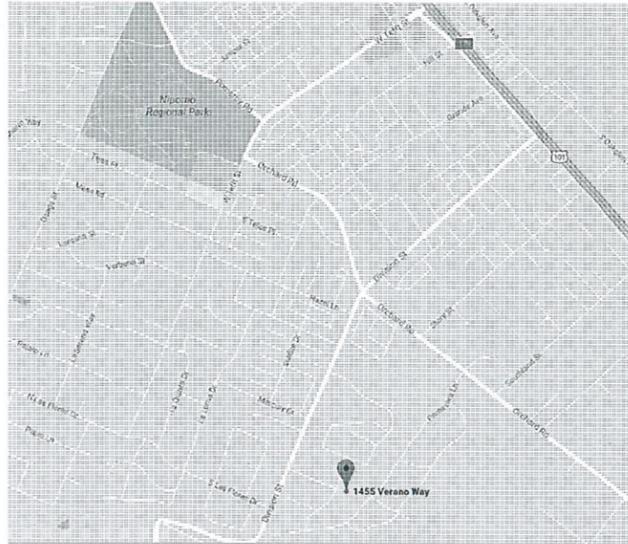
Yes No

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 to the project)



VICINITY MAP
N.T.S.



PLEASE NOTE: THESE NOTES SHALL APPLY TO ALL PORTIONS, SECTIONS, SUBSECTIONS & SUBCONTRACTS OF THIS PROJECT.)

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF DESIGNTECH AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION.

GOVERNING LAWS: ALL WORK SHALL AT ALL TIMES CONFORM TO ALL OF THE CITY OR COUNTY REQUIREMENTS, THE LATEST EDITION OF THE UBC, UMC, UPC, NEC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES & REGULATIONS.

DIMENSIONS: ALL DIMENSIONS ARE ROUGH UNLESS NOTED OTHERWISE (F.O.S.). ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNTECH BEFORE PROCEEDING WITH ANY UNFINISHED WORK.

DETAILS: TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING DETAIL.

FEE SCHEDULE: FEES FOR LICENSES, PLAN CHECKS, PERMITS, AND INSPECTIONS TO BE PAID BY THE OWNER. OTHER FEES: PER OWNER/DESIGNER AGREEMENT.

6. GOVERNING STANDARDS: WHEN PLANS, SPECIFICATIONS, CODES, STANDARDS, OR MANUFACTURER INSTRUCTIONS DIFFER ON REQUIREMENTS, THE MOST STRINGENT SHALL GOVERN (U.O.N.).

7. CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND MUST BE APPROVED BY THE DESIGNER. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.

8. TESTING: CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:

- *AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
 - *TESTS FOR SUBSTITUTED MATERIALS
 - *RE-TESTS DUE TO FAILURE OF INITIAL TESTS
 - *TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS OR CODES
 - *DUE TO LACK OF REQUIRED IDENTIFYING MARKS, LABELS, ETC.
 - *TEST FOR CONTRACTOR INFORMATION OR INFORMATION SHOWING NON-COMPLIANCE.
- OWNER SHALL PAY FOR THE FOLLOWING TESTS:
- *TESTS FOR OWNER, DESIGNER OR BUILDING OFFICIAL INFORMATION OR CONVENIENCE OF SHOWING COMPLIANCE.

DESCRIPTION: Workshop

OWNERS: Erik Fulton
1455 Verano Way
Nipomo, CA 93444
805-878-5887

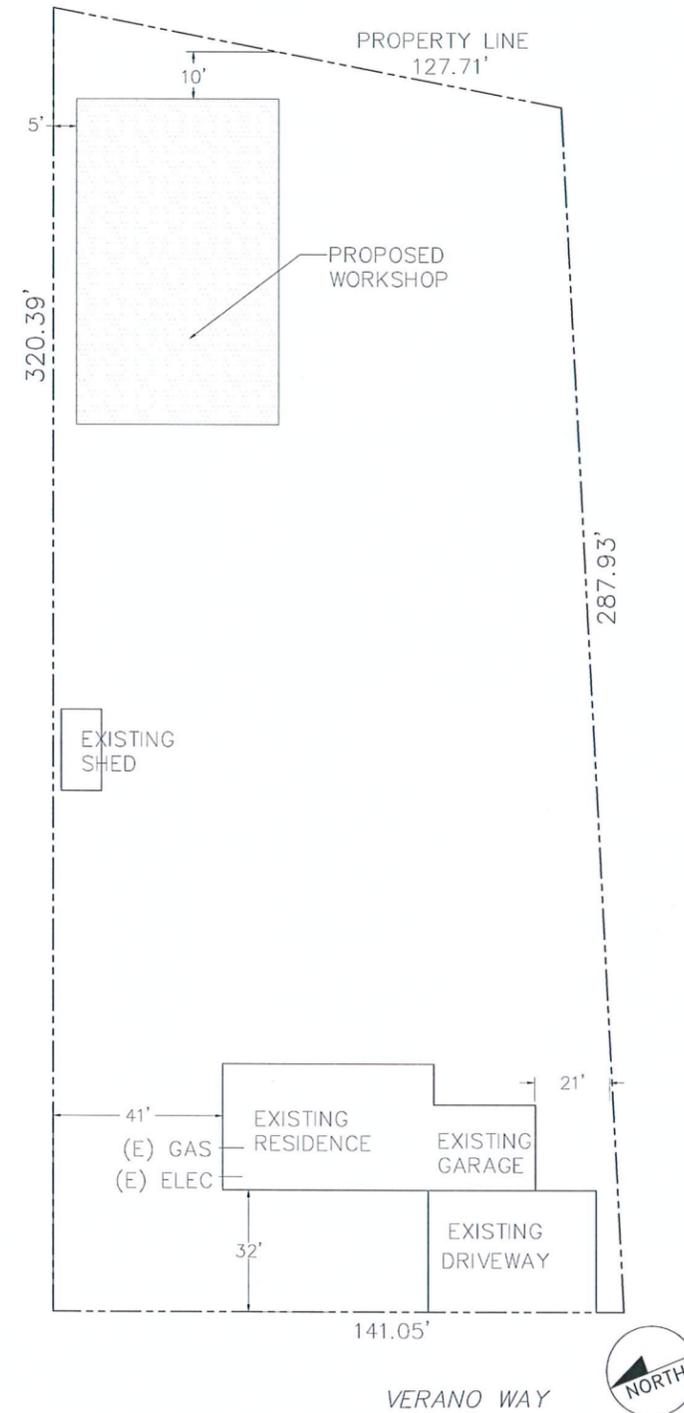
DESIGNER: John Kincade
509 Charro Way
Nipomo, Ca 93444
805-931-0165

SITE INFORMATION:
STREET ADDRESS: 1455 Verano Way
APN: 092-173-35

ZONING: R-1
LOT SIZE: 40956 sq ft
BUILDING INFORMATION:
NUMBER OF STORIES: 1

GOVERNING CODES:
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA BUILDING CODE, (2009 IBC with CA amendments)
2013 CALIFORNIA ELECTRICAL CODE (2008 NEC with CA amendments)
2010 CALIFORNIA FIRE CODE (2009 IFC)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (Cal Green)
2013 CALIFORNIA MECHANICAL CODE (2009 IAPMO UMC with CA amendments)
2013 CALIFORNIA PLUMBING CODE (2009 IAPMO UPC with CA amendments)
2013 CALIFORNIA REFERENCE STANDARDS CODE
2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE
2013 CALIFORNIA RESIDENTIAL CODE (2009 IRC with CA amendments)
COUNTY ORDINANCE BUILDING AND CONSTRUCTION ORDINANCE - Title 19
COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
COUNTY FIRE CODE ORDINANCE - TITLE 16
COUNTY LAND USE ORDINANCE - TITLE 22

	EXISTING	PROPOSED
LIVING	2084	0
GARAGE	440	0
WORKSHOP ADDITION	0	4000



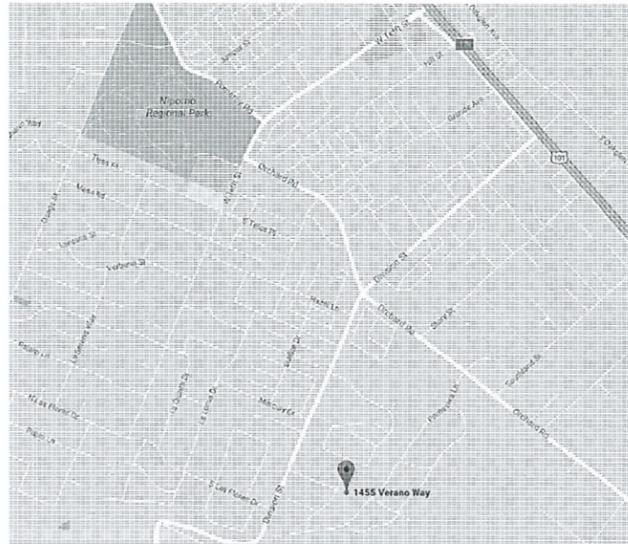
SITE PLAN

1"=40'



Sheet Index
1. SITE PLAN

1455 VERANO WAY NIPOMO, CA 93444



VICINITY MAP
N.T.S.



PLEASE NOTE: THESE NOTES SHALL APPLY TO ALL PORTIONS, PHASES & SUBCONTRACTS OF THIS PROJECT.)

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF DESIGNTECH AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION.

GOVERNING LAWS: ALL WORK SHALL AT ALL TIMES CONFORM TO ALL OF THE CITY OR COUNTY REQUIREMENTS, THE LATEST EDITION OF THE UBC, UMC, UPC, NEC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES & REGULATIONS.

DIMENSIONS: ALL DIMENSIONS ARE ROUGH TO FACE OF STUD (F.O.S.). ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNTECH BEFORE PROCEEDING WITH ANY ADDED WORK.

DETAILS: TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING DETAIL.

FEE SCHEDULE: FEES FOR LICENSES, PLAN CHECKS, PERMITS, AND INSPECTIONS TO BE PAID BY THE OWNER. OTHER FEES: PER OWNER/DESIGNER AGREEMENT.

6. GOVERNING STANDARDS: WHEN PLANS, SPECIFICATIONS, CODES, STANDARDS, OR MANUFACTURER INSTRUCTIONS DIFFER ON REQUIREMENTS, THE MOST STRINGENT SHALL GOVERN (U.O.N.).
7. CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND MUST BE APPROVED BY THE DESIGNER. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.
8. TESTING: CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:
- *AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
 - *TESTS FOR SUBSTITUTED MATERIALS
 - *RE-TESTS DUE TO FAILURE OF INITIAL TESTS
 - *TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS OR CODES
 - *DUE TO LACK OF REQUIRED IDENTIFYING MARKS LABELS, ETC.
 - *TEST FOR CONTRACTOR INFORMATION OR INFORMATION SHOWING NON-COMPLIANCE. OWNER SHALL PAY FOR THE FOLLOWING TESTS:
 - *TESTS FOR OWNER, DESIGNER OR BUILDING OFFICIAL INFORMATION OR CONVENIENCE OF SHOWING COMPLIANCE.

DESCRIPTION: Workshop

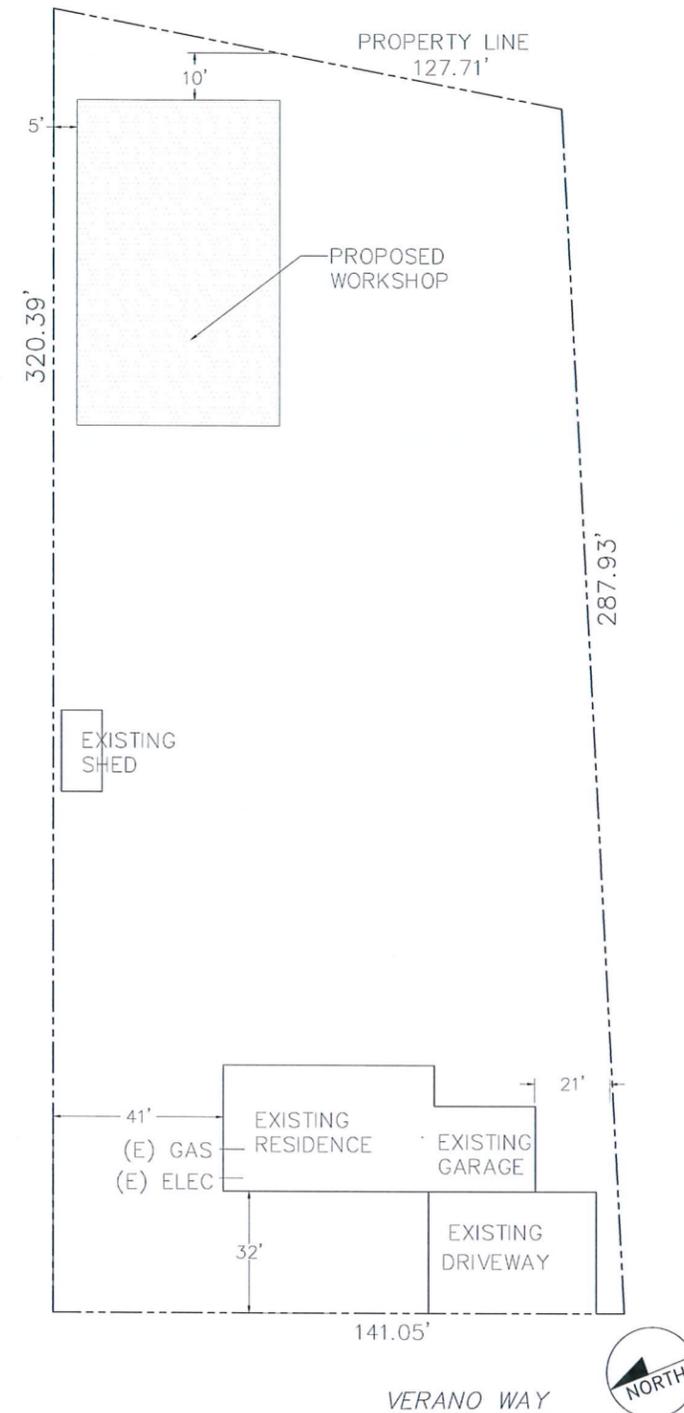
OWNERS: Erik Fulton
1455 Verano Way
Nipomo, CA 93444
805-878-5887

DESIGNER: John Kincade
509 Charro Way
Nipomo, Ca 93444
805-931-0165

SITE INFORMATION:
STREET ADDRESS: 1455 Verano Way
APN: 092-173-35
ZONING: R-1
LOT SIZE: 40956 sq ft
BUILDING INFORMATION:
NUMBER OF STORIES: 1

GOVERNING CODES:
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA BUILDING CODE, (2009 IBC with CA amendments)
2013 CALIFORNIA ELECTRICAL CODE (2008 NEC with CA amendments)
2010 CALIFORNIA FIRE CODE (2009 IFC)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (Cal Green)
2013 CALIFORNIA MECHANICAL CODE (2009 IAPMO UMC with CA amendments)
2013 CALIFORNIA PLUMBING CODE (2009 IAPMO UPC with CA amendments)
2013 CALIFORNIA REFERENCE STANDARDS CODE
2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE
2013 CALIFORNIA RESIDENTIAL CODE (2009 IRC with CA amendments)
COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 19
COUNTY FIRE CODE ORDINANCE - TITLE 16
COUNTY LAND USE ORDINANCE - TITLE 22

	EXISTING	PROPOSED
LIVING	2084	0
GARAGE	440	0
WORKSHOP ADDITION	0	4000

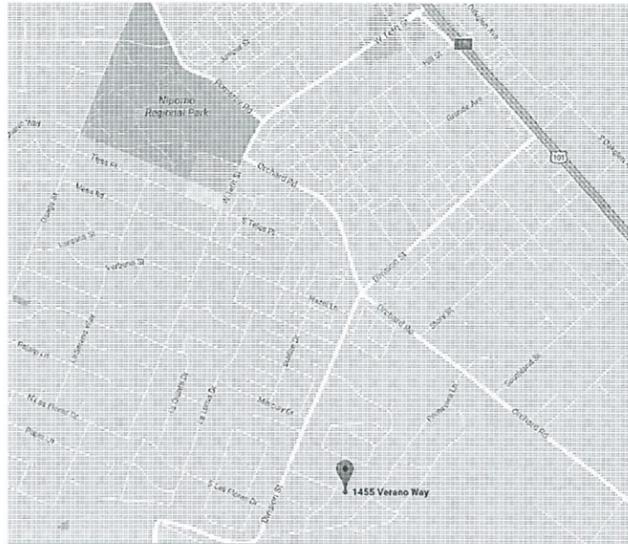


SITE PLAN

1"=40'



Sheet Index
1. SITE PLAN



VICINITY MAP
N.T.S.



USE NOTES SHALL APPLY TO ALL PORTIONS, PHASES & SUBCONTRACTS OF THIS PROJECT.)

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF DESIGNTECH AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION.

GOVERNING LAWS: ALL WORK SHALL AT ALL TIMES CONFORM TO ALL OF THE CITY OR COUNTY REQUIREMENTS, THE LATEST EDITION OF THE UBC, UMC, UPC, NEC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES & REGULATIONS.

DIMENSIONS: ALL DIMENSIONS ARE ROUGH TO FACE OF STUD (F.O.S.). ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNTECH BEFORE PROCEEDING WITH ANY ADDED WORK.

DETAILS: TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING DETAIL.

FEE SCHEDULE: FEES FOR LICENSES, PLAN CHECKS, PERMITS, AND INSPECTIONS TO BE PAID BY THE OWNER. OTHER FEES: PER OWNER/DESIGNER AGREEMENT.

- GOVERNING STANDARDS: WHEN PLANS, SPECIFICATIONS, CODES, STANDARDS, OR MANUFACTURER INSTRUCTIONS DIFFER ON REQUIREMENTS, THE MOST STRINGENT SHALL GOVERN (U.O.N.).
- CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND MUST BE APPROVED BY THE DESIGNER. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.
- TESTING: CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:
 - *AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
 - *TESTS FOR SUBSTITUTED MATERIALS
 - *RE-TESTS DUE TO FAILURE OF INITIAL TESTS
 - *TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS OR CODES
 - *DUE TO LACK OF REQUIRED IDENTIFYING MARKS LABELS, ETC.
 - *TEST FOR CONTRACTOR INFORMATION OR INFORMATION SHOWING NON-COMPLIANCE. OWNER SHALL PAY FOR THE FOLLOWING TESTS:
 - *TESTS FOR OWNER, DESIGNER OR BUILDING OFFICIAL INFORMATION OR CONVENIENCE OF SHOWING COMPLIANCE.

DESCRIPTION: Workshop

OWNERS: Erik Fulton
1455 Verano Way
Nipomo, CA 93444
805-878-5887

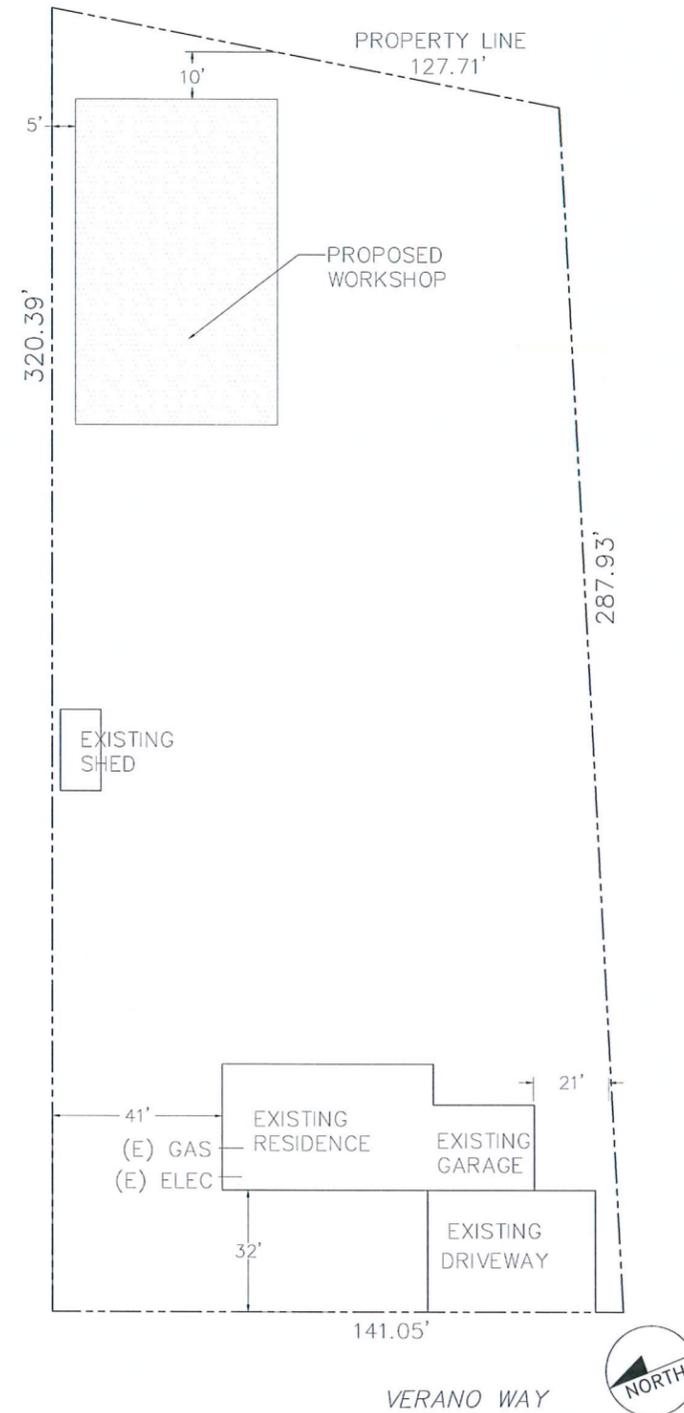
DESIGNER: John Kincade
509 Charro Way
Nipomo, Ca 93444
805-931-0165

SITE INFORMATION:
STREET ADDRESS: 1455 Verano Way
APN: 092-173-35

ZONING: R-1
LOT SIZE: 40956 sq ft
BUILDING INFORMATION:
NUMBER OF STORIES: 1

GOVERNING CODES:
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA BUILDING CODE, (2009 IBC with CA amendments)
2013 CALIFORNIA ELECTRICAL CODE (2008 NEC with CA amendments)
2010 CALIFORNIA FIRE CODE (2009 IFC)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (Cal Green)
2013 CALIFORNIA MECHANICAL CODE (2009 IAPMO UMC with CA amendments)
2013 CALIFORNIA PLUMBING CODE (2009 IAPMO UPC with CA amendments)
2013 CALIFORNIA REFERENCE STANDARDS CODE
2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE
2013 CALIFORNIA RESIDENTIAL CODE (2009 IRC with CA amendments)
COUNTY ORDINANCE BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
COUNTY FIRE CODE ORDINANCE - TITLE 16
COUNTY LAND USE ORDINANCE - TITLE 22

	EXISTING	PROPOSED
LIVING	2084	0
GARAGE	440	0
WORKSHOP ADDITION	0	4000
		SQ FT



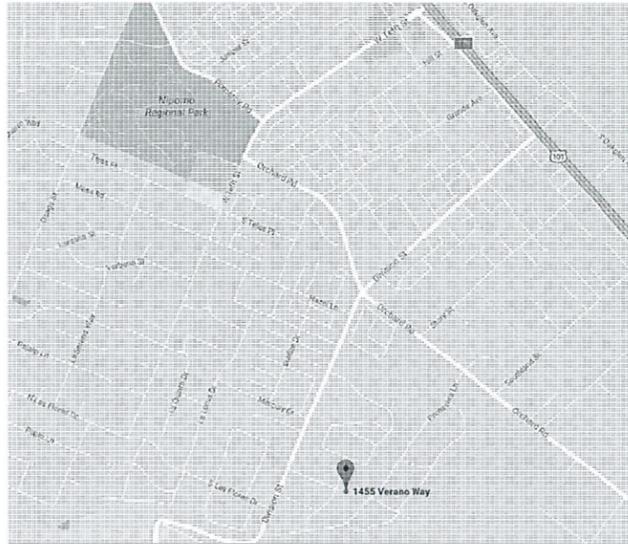
SITE PLAN

1"=40'



Sheet Index
1. SITE PLAN

1455 VERANO WAY | NIPOMO, CA 93444 | 09/18



VICINITY MAP
N.T.S.



PLEASE NOTE: THESE NOTES SHALL APPLY TO ALL PORTIONS, PHASES & SUBCONTRACTS OF THIS PROJECT.)

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF DESIGNTECH AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION.

GOVERNING LAWS: ALL WORK SHALL AT ALL TIMES CONFORM TO ALL OF THE CITY OR COUNTY REQUIREMENTS, THE LATEST EDITION OF THE UBC, UMC, UPC, NEC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES & REGULATIONS.

DIMENSIONS: ALL DIMENSIONS ARE ROUGH TO FACE OF STUD (F.O.S.). ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNTECH BEFORE PROCEEDING WITH ANY ADDED WORK.

DETAILS: TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING DETAIL.

FEE SCHEDULE: FEES FOR LICENSES, PLAN CHECKS, PERMITS, AND INSPECTIONS TO BE PAID BY THE OWNER. OTHER FEES: PER OWNER/DESIGNER AGREEMENT.

6. GOVERNING STANDARDS: WHEN PLANS, SPECIFICATIONS, CODES, STANDARDS, OR MANUFACTURER INSTRUCTIONS DIFFER ON REQUIREMENTS, THE MOST STRINGENT SHALL GOVERN (U.O.N.).

7. CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND MUST BE APPROVED BY THE DESIGNER. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.

8. TESTING: CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:
 *AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
 *TESTS FOR SUBSTITUTED MATERIALS
 *RE-TESTS DUE TO FAILURE OF INITIAL TESTS
 *TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS OR CODES
 *DUE TO LACK OF REQUIRED IDENTIFYING MARKS LABELS, ETC.

*TEST FOR CONTRACTOR INFORMATION OR INFORMATION SHOWING NON-COMPLIANCE. OWNER SHALL PAY FOR THE FOLLOWING TESTS:
 *TESTS FOR OWNER, DESIGNER OR BUILDING OFFICIAL INFORMATION OR CONVENIENCE OF SHOWING COMPLIANCE.

DESCRIPTION: Workshop

OWNERS: Erik Fulton
 1455 Verano Way
 Nipomo, CA 93444
 805-878-5887

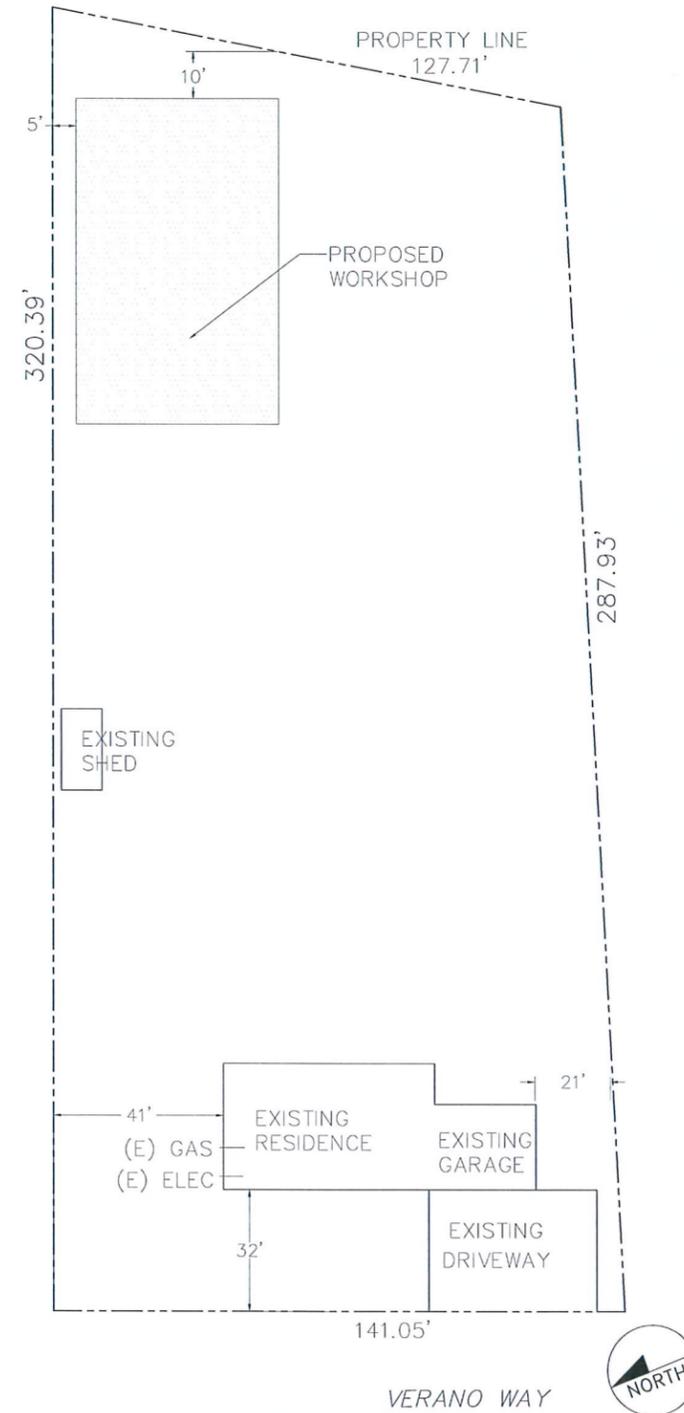
DESIGNER: John Kincade
 509 Charro Way
 Nipomo, Ca 93444
 805-931-0165

SITE INFORMATION:
 STREET ADDRESS: 1455 Verano Way
 APN: 092-173-35

ZONING: R-1
 LOT SIZE: 40956 sq ft
 BUILDING INFORMATION:
 NUMBER OF STORIES: 1

GOVERNING CODES:
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA BUILDING CODE, (2009 IBC with CA amendments)
 2013 CALIFORNIA ELECTRICAL CODE (2008 NEC with CA amendments)
 2010 CALIFORNIA FIRE CODE (2009 IFC)
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (Cal Green)
 2013 CALIFORNIA MECHANICAL CODE (2009 IAPMO UMC with CA amendments)
 2013 CALIFORNIA PLUMBING CODE (2009 IAPMO UPC with CA amendments)
 2013 CALIFORNIA REFERENCE STANDARDS CODE
 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE
 2013 CALIFORNIA RESIDENTIAL CODE (2009 IRC with CA amendments)
 COUNTY ORDINANCE BUILDING AND CONSTRUCTION ORDINANCE - Title 19
 COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
 COUNTY FIRE CODE ORDINANCE - TITLE 16
 COUNTY LAND USE ORDINANCE - TITLE 22

	EXISTING	PROPOSED
LIVING	2084	0
GARAGE	440	0
WORKSHOP ADDITION	0	4000



SITE PLAN

1"=40'



Sheet Index
 1. SITE PLAN



VICINITY MAP
N.T.S.



PLEASE NOTE: THESE NOTES SHALL APPLY TO ALL PORTIONS, PHASES & SUBCONTRACTS OF THIS PROJECT.)

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF DESIGNTECH AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION.

GOVERNING LAWS: ALL WORK SHALL AT ALL TIMES CONFORM TO ALL OF THE CITY OR COUNTY REQUIREMENTS, THE LATEST EDITION OF THE UBC, UMC, UPC, NEC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES & REGULATIONS.

DIMENSIONS: ALL DIMENSIONS ARE ROUGH TO FACE OF STUD (F.O.S.). ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNTECH BEFORE PROCEEDING WITH ANY FURTHER WORK.

DETAILS: TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING DETAIL.

FEE SCHEDULE: FEES FOR LICENSES, PLAN CHECKS, PERMITS, AND INSPECTIONS TO BE PAID BY THE OWNER. OTHER FEES: PER OWNER/DESIGNER AGREEMENT.

6. GOVERNING STANDARDS: WHEN PLANS, SPECIFICATIONS, CODES, STANDARDS, OR MANUFACTURER INSTRUCTIONS DIFFER ON REQUIREMENTS, THE MOST STRINGENT SHALL GOVERN (U.O.N.).

7. CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND MUST BE APPROVED BY THE DESIGNER. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.

8. TESTING: CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:

- *AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
 - *TESTS FOR SUBSTITUTED MATERIALS
 - *RE-TESTS DUE TO FAILURE OF INITIAL TESTS
 - *TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS OR CODES
 - *DUE TO LACK OF REQUIRED IDENTIFYING MARKS, LABELS, ETC.
 - *TEST FOR CONTRACTOR INFORMATION OR INFORMATION SHOWING NON-COMPLIANCE.
- OWNER SHALL PAY FOR THE FOLLOWING TESTS:
- *TESTS FOR OWNER, DESIGNER OR BUILDING OFFICIAL INFORMATION OR CONVENIENCE OF SHOWING COMPLIANCE.

DESCRIPTION: Workshop

OWNERS: Erik Fulton
1455 Verano Way
Nipomo, CA 93444
805-878-5887

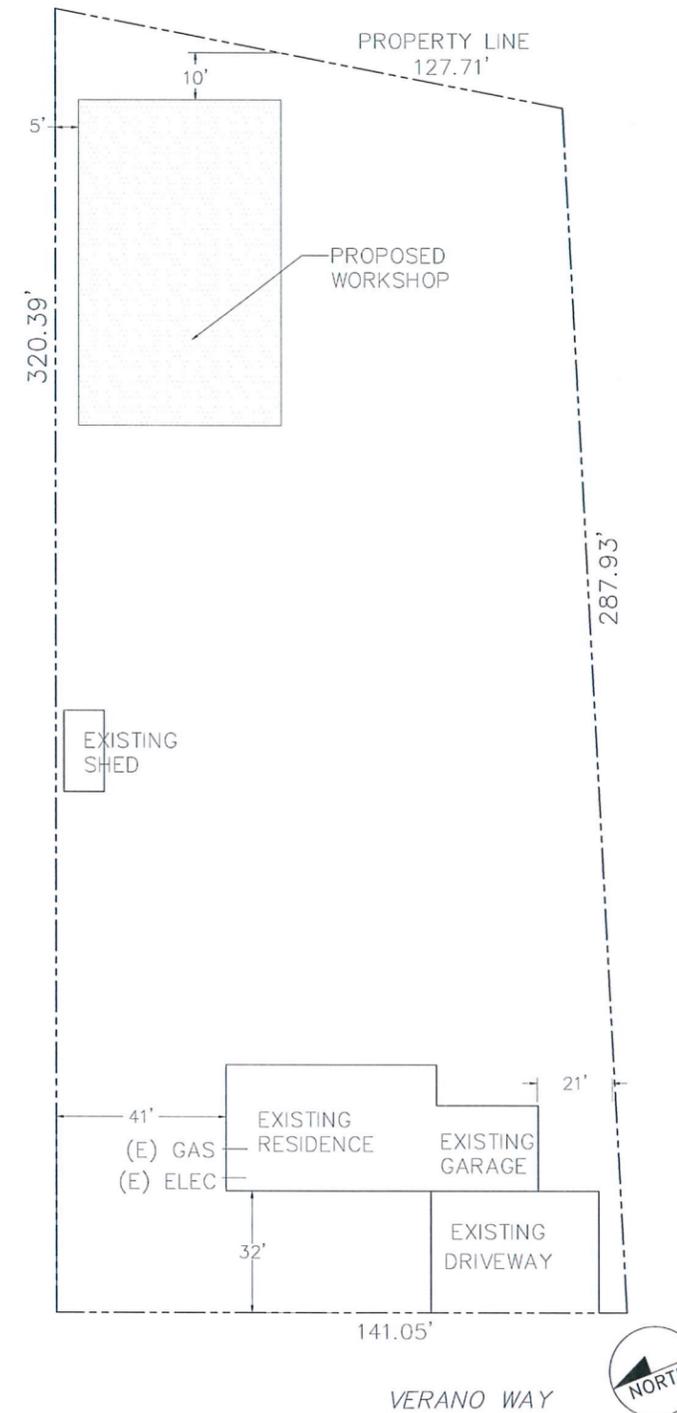
DESIGNER: John Kincade
509 Charro Way
Nipomo, Ca 93444
805-931-0165

SITE INFORMATION:
STREET ADDRESS: 1455 Verano Way
APN: 092-173-35

ZONING: R-1
LOT SIZE: 40956 sq ft
BUILDING INFORMATION:
NUMBER OF STORIES: 1

GOVERNING CODES:
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA BUILDING CODE, (2009 IBC with CA amendments)
2013 CALIFORNIA ELECTRICAL CODE (2008 NEC with CA amendments)
2010 CALIFORNIA FIRE CODE (2009 IFC)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (Cal Green)
2013 CALIFORNIA MECHANICAL CODE (2009 IAPMO UMC with CA amendments)
2013 CALIFORNIA PLUMBING CODE (2009 IAPMO UPC with CA amendments)
2013 CALIFORNIA REFERENCE STANDARDS CODE
2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE
2013 CALIFORNIA RESIDENTIAL CODE (2009 IRC with CA amendments)
COUNTY ORDINANCE BUILDING AND CONSTRUCTION ORDINANCE - Title 19
COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
COUNTY FIRE CODE ORDINANCE - TITLE 16
COUNTY LAND USE ORDINANCE - TITLE 22

	EXISTING	PROPOSED
LIVING	2084	0
GARAGE	440	0
WORKSHOP ADDITION	0	4000
		SQ FT

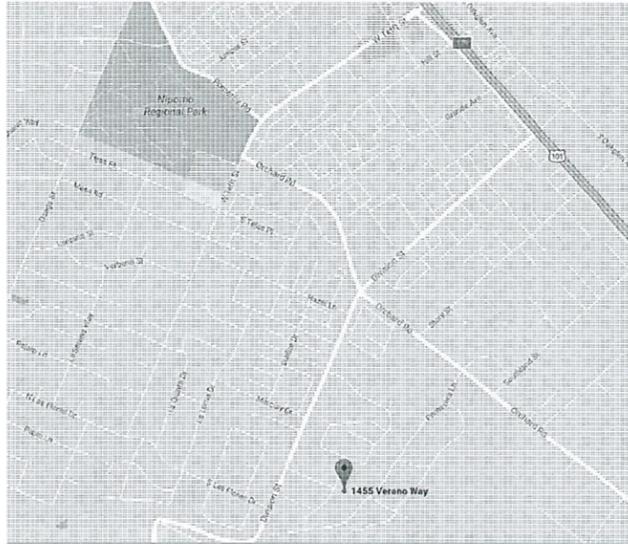


SITE PLAN

1"=40'



Sheet Index
1. SITE PLAN



VICINITY MAP
N.T.S.



ALL NOTES SHALL APPLY TO ALL PORTIONS, PERMITS & SUBCONTRACTS OF THIS PROJECT.)

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF DESIGNTECH AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION.

GOVERNING LAWS: ALL WORK SHALL AT ALL TIMES CONFORM TO ALL OF THE CITY OR COUNTY REQUIREMENTS, THE LATEST EDITION OF THE UBC, UMC, UPC, NEC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES & REGULATIONS.

DIMENSIONS: ALL DIMENSIONS ARE ROUGH TO FACE OF STUD (F.O.S.). ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNTECH BEFORE PROCEEDING WITH ANY ADDED WORK.

DETAILS: TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING DETAIL.

FEE SCHEDULE: FEES FOR LICENSES, PLAN CHECKS, PERMITS, AND INSPECTIONS TO BE PAID BY THE OWNER. OTHER FEES: PER OWNER/DESIGNER AGREEMENT.

6. GOVERNING STANDARDS: WHEN PLANS, SPECIFICATIONS, CODES, STANDARDS, OR MANUFACTURER INSTRUCTIONS DIFFER ON REQUIREMENTS, THE MOST STRINGENT SHALL GOVERN (U.O.N.).

7. CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND MUST BE APPROVED BY THE DESIGNER. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.

8. TESTING: CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:
 *AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
 *TESTS FOR SUBSTITUTED MATERIALS
 *RE-TESTS DUE TO FAILURE OF INITIAL TESTS
 *TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS OR CODES
 *DUE TO LACK OF REQUIRED IDENTIFYING MARKS LABELS, ETC.

*TEST FOR CONTRACTOR INFORMATION OR INFORMATION SHOWING NON-COMPLIANCE. OWNER SHALL PAY FOR THE FOLLOWING TESTS:
 *TESTS FOR OWNER, DESIGNER OR BUILDING OFFICIAL INFORMATION OR CONVENIENCE OF SHOWING COMPLIANCE.

DESCRIPTION: Workshop

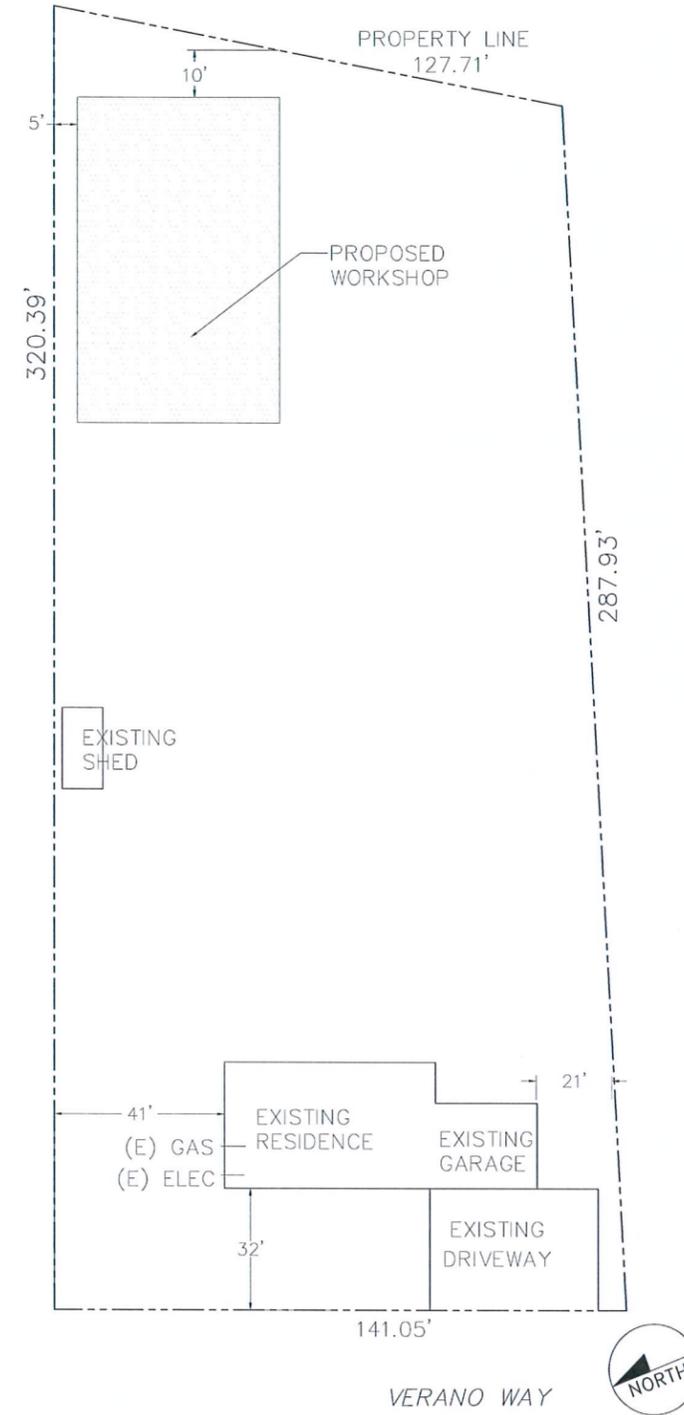
OWNERS: Erik Fulton
 1455 Verano Way
 Nipomo, CA 93444
 805-878-5887

DESIGNER: John Kincade
 509 Charro Way
 Nipomo, Ca 93444
 805-931-0165

SITE INFORMATION:
 STREET ADDRESS: 1455 Verano Way
 APN: 092-173-35
 ZONING: R-1
 LOT SIZE: 40956 sq ft
 BUILDING INFORMATION:
 NUMBER OF STORIES: 1

GOVERNING CODES:
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA BUILDING CODE, (2009 IBC with CA amendments)
 2013 CALIFORNIA ELECTRICAL CODE (2008 NEC with CA amendments)
 2010 CALIFORNIA FIRE CODE (2009 IFC)
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (Cal Green)
 2013 CALIFORNIA MECHANICAL CODE (2009 IAPMO UMC with CA amendments)
 2013 CALIFORNIA PLUMBING CODE (2009 IAPMO UPC with CA amendments)
 2013 CALIFORNIA REFERENCE STANDARDS CODE
 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE
 2013 CALIFORNIA RESIDENTIAL CODE (2009 IRC with CA amendments)
 COUNTY ORDINANCE BUILDING AND CONSTRUCTION ORDINANCE - Title 19
 COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
 COUNTY FIRE CODE ORDINANCE - TITLE 16
 COUNTY LAND USE ORDINANCE - TITLE 22

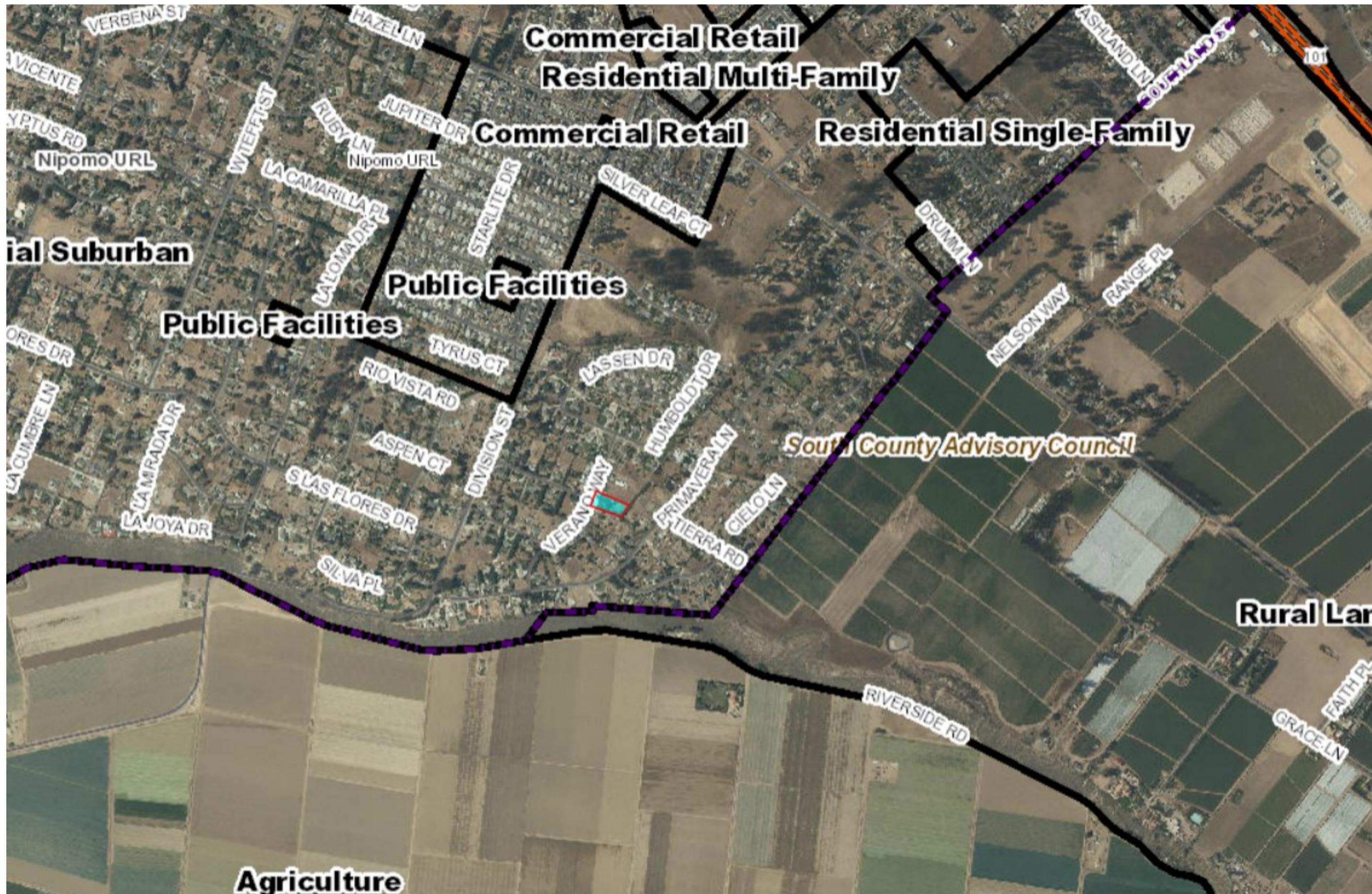
	EXISTING	PROPOSED
LIVING	2084	0
GARAGE	440	0
WORKSHOP ADDITION	0	4000



SITE PLAN

1"=40'

Sheet Index
 1. SITE PLAN



Commercial Retail
Residential Multi-Family

Commercial Retail

Residential Single-Family

Public Facilities

Public Facilities

ial Suburban

South County Advisory Council

Rural Land

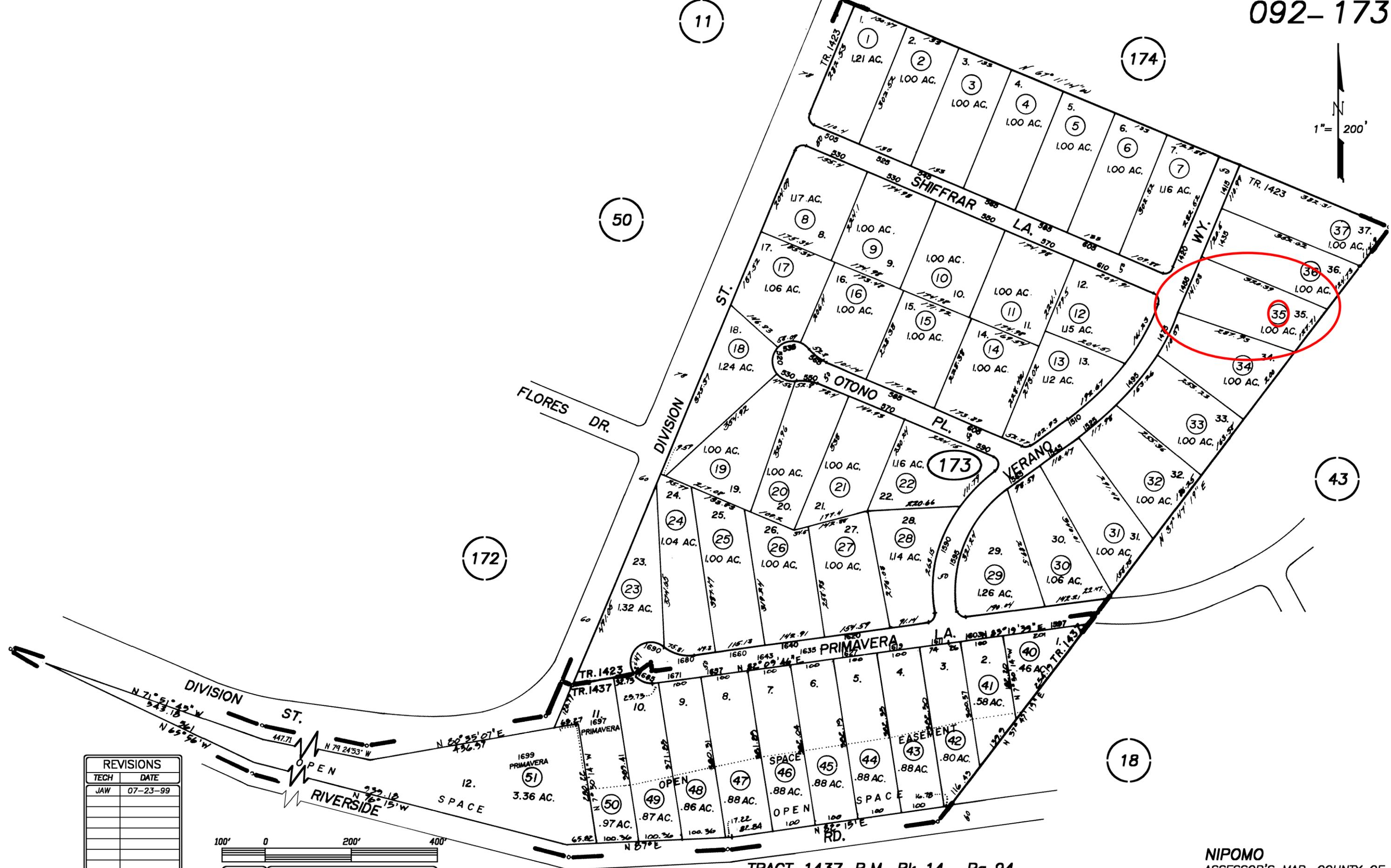
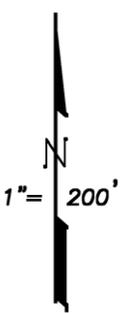
Agriculture



SHIFFRAN

VERANO

Nipomo URL



REVISIONS	
TECH	DATE
JAW	07-23-99

100' 0 200' 400'

JAW 07-23-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1437, R.M. Bk. 14 , Pg. 94
TRACT 1423, R.M. Bk. 14 , Pg. 12

NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 092 PAGE 173



Parcel Summary Report For Parcel # 092-173-035

10/28/2016
2:01:52PM

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 FULTON ERIK F
 1455 VERANO WY NIPOMO CA 93444-9790

OWN FULTON MARIA A

Address Information

<u>Status</u>	<u>Address</u>
P	01455 VERANO WY NIPO

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>
1423	0000	0035	Nipomo	South County P	RS			Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 1423 LT 35 LESS 1/2 MIN RTS

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 092-173-035

10/28/2016
2:01:52PM

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:

DRC2016-00033

Case Status:

REC

Primary Parcel

Description:

MODIFY SEC 22.30.410 FOR DETACHED GARAGE / WORKSHOP - 4,000 SQUARE FEET

PMT2015-00110

FNL

Primary Parcel

Description:

LEACH REPAIR - INSTALL DUAL LEACH PIT SYSTEM - 25 TON EACH