



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 12/21/2015

TO: _____

FROM: HOLLY PHIPPS, 805-781-1162, HPhipps@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: SUB2015-00041 SMITH DOUBLE SS RANCH, LLC, Parcel Map, PROPOSED SUBDIVISION OF THE EXISTING 47 ACRE PARCEL TO 2 PARCELS: 1 PARCEL OF 25 ACRES, AND 1 PARCEL OF 22 ACRES, ARROYO GRANDE APN: 044-321-003

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

SUB2015-00041

SMITH CRAIG

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

Parcel Map

SUBDIVISION VISION OF EXISTING 47 ACRE PARCEL INTO TWO PARCELS: PARCEL 1 - 25 SCSLB/ SCSLB RR

Land Division - 2 Lot Subdivision

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Smith Double SS Ranch, LLC - Craig M. Smith Daytime Phone 805-598-3105
 Mailing Address 4485 Hummel Drive, Orcutt, CA Zip Code 93455
 Email Address: craig.ss.smith@gmail.com

Applicant Name Same as Owner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Dana Rudebeck, Advantage Planning & Permitting Daytime Phone 805-305-7349
 Mailing Address 3960 S. Higuera Street, # 48, San Luis Obispo, CA Zip Code 93401
 Email Address: drudebeck@aol.com

PROPERTY INFORMATION

Total Size of Site: 47 Acres Assessor Parcel Number(s): 044-321-003
 Legal Description: See Grant Deed, Attached

Address of the project (if known): 1140 Carperter Canyon Road, Arroyo Grande, CA 93420

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: See Vicinity Map on Sheet G-1, General Parcel Information, Attached

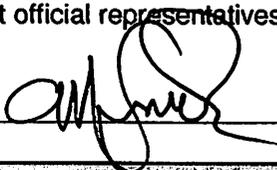
Describe current uses, existing structures, and other improvements and vegetation on the property:
3 Residences; Agricultural Production; Green Houses, Cultivated Crops, Olive Orchards, Barn

PROPOSED PROJECT

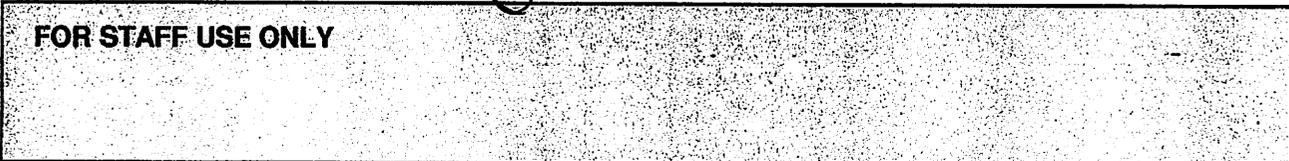
Describe the proposed project (inc. sq. ft. of all buildings): Subdivision vision of the existing 47 acre parcel into two parcels: Parcel 1 - 25 Acres; and Parcel 2 - 22 acres

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 12/19/15



LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 47 Acres to be subdivided into 1 - 25 Acre Parcel & 1 - 22 Acre Parcel

Number of existing lots, parcels or certificates: One Existing parcel sizes: 47 Acres

What will the property be used for after division: Residential and Agricultural

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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? _____

Describe existing and future access to the proposed project site: Existing driveway is direct from Hwy. 227.

Will need to be improved to meet Cal Trans, Local Area, and Cal Fire standards, for any future building permit application.

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: Carpenter Canyon Rd. (Hwy 227) & Residential West: Residential

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 (If yes, please submit copy) No

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 (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: Cal Fire / Slo County Fire

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request Access to New Parcels will need to be modified to meet Cal Trans and Cal Fire requirements, as a condition of approval, when any further development of the parcels is done.

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

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: 37 acres
Moderate slopes of 10-30%: 10 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: Only Carpenter Canyon intermittent drainage, west of Hwy 227
- 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: Minor Grading and Pad Preparation For Residences & Ag Support Structures
- 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: Buffered from view by stands of Native Oak Trees

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 Irrigation - See the Attached Water Inventory
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? No additional demand at this time.
4. How many service connections will be required? No new connections at this time.
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Wells, Storage Tanks, Surface Ponds and Distribution
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? Yes No
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 4 Hours 10 - 25 G.P.M.
 Surrounding Well Logs Hydrologic Study Other Water / Sewer Inventory & Map

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? > 100' 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: Waste Management
- 3. Where is the waste disposal storage in relation to buildings? At the Structures
- 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 Unified School District
- 2. Location of nearest police station: Village of Arroyo Grande Police Station. - Oceano Sheriff's Station
- 3. Location of nearest fire station: SLO County Airport; 7.9 Miles; Less than 15 Min.
- 4. Location of nearest public transit stop: Ramblin Rose Way; 3000 ft.
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Property has been in Residential / Agricultural Use since 1968 and will Remain in Residential / Agricultural Use - See attached Archaeological Report
- 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: See attached Archaeological Report
- 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.

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): Continued agricultural & very low density residential use
- 2. Will the development occur in phases? Yes No
 If yes describe: No further development is proposed at this time.
- 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: One additional dwelling in the future, under a separate Building Permit Application
- 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:
Continued Agricultural Use - Very Low Density Residential Use

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: See the Pismo Clakia and Full Floistic Botanical Surveys Attached

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): A State, Cal Trans Encroachment Permit will need to issued later for required Access Improvements,
when an application is made for any additional development on either of the new parcels.
(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.)

Land Division Application for Subdivision of One Parcel Into Two Parcels PROJECT DESCRIPTION

1120/1140/1166 Carpenter Canyon Road, Arroyo Grande, CA 93420

APN# 044-321-003

Smith Double SS Ranch, LLC - Craig M. Smith

11/24/15
Page 1 of 5

BACKGROUND

The property at 1166 Carpenter Canyon Road, in Arroyo Grande (APN# 044-321-003), has been in the Smith family since its creation in the late 1960's. While the parcel is currently zoned Residential Rural, it has, and is, in agricultural use, with three dwellings and several other structures, to support agricultural production.

The Smith family is interested in building another Primary Dwelling on the property, in order that members of the family can be closer to Constance Simth, who after many, many years, still lives in the family residence. However, because of the property's current zoning, a second Primary Dwelling would not normally be allowed in Residential Rural, under the County Land Use and Zoning regulations.

To allow the building of another Primary Dwelling on the property, the Smiths considered three options:

1. Applying for an exception to the Land Use and Zoning regulations to allow another Primary Dwelling on a Residential Rural parcel, given the parcel's size and current and long term agricultural use. They were informed by the Planning Department, that this option would not be supported by Staff, would cost between \$40,000 to \$50,000, would be time consuming, and would likely be denied by the Planning Commission and/or the Board of Supervisors.
2. Applying to change the Zoning of the property to Agricultural, which on a parcel of this size, would allow another Primary Dwelling. They were informed by the Planning Department, that this option would create an island agricultural parcel, in an area zoned as Residential Rural. So, this option, too, would not be supported by Staff, would be even more costly than the first option, would take years, and would likely be denied by the Planning Commission and/or the Board of Supervisors.
3. Applying to subdivide the property into two parcels, which would allow another Primary Dwellings, on one of the resulting parcels. This option would still be very costly and would take 9 months to a year to complete, but it would garnish Staff support because the minimum lot size for Residential Rural can easily be achieved, and because there are no environmental issues on the property. In addition, such an application could be approved at the Subdivision Review Board level, and would likely, not need to be approved by the Planning Commission and/or the Board of Supervisors.

Since option 3, seems the only viable option, the Smiths are proposing to subdivide the 47 acre parcel, into two parcels of 25 acres and 22 acres, so that another Primary Dwelling can be placed on one of the resulting parcels, in the future.

The Smiths are **not** interested in selling any portions of the property or changing the use on the property. They are, and will, remain dedicated to the long term agricultural use of the land, and in the preservation of the agricultural character of Carpenter Canyon.

PROPERTY INFORMATION

General Parcel Location & Information

The parcel is located on Carpenter Canyon Road (State Hwy. 227) at the Corner of Doris Lane, about 1 1/2 Miles north of the Village of Arroyo Grande (See the attached Vicinity Map, Parcel Map, Aerial View, and Parcel Description, Sheet G-1). As stated, this property is zoned RR - Residential Rural, and includes a 2,200 SF Primary Dwelling, a 600 SF Secondary Dwelling, a 1,200 SF Caretaker's Unit, a 4,800 SF Barn, and a 22,500 SF Greenhouse. Setbacks from the property line are 25' in the front and 30' on the sides and rear.



Parcel Status & Ownership

The parcel is a Legal Lot (See the attached Legal Lot Verification, Attachment #2), and is owned by the Smith family, under a California Limited Liability Company: Smith Double SS Ranch, LLC (See the attached Preliminary Title Report, Attachment #3).

Property Characteristics & Uses

The parcel contains a virtually flat section of about 8.5 acres directly east of Carpenter Canyon Road, and then rises to gently rolling terrain at the back, with an average slope on the property of 15%. About 29 acres or 61% the property are currently in agricultural production, in row crops, a sophisticated vegetable and herb greenhouse operation, and olive orchards, for the production of olive oil (See the attached Site Plan, Sheet P-1). In addition, olive orchard expansion is planned for another 10 - 15 acres. The remainder of the property contains stands of native Oak trees, Eucalyptus trees, residences, and ag support structures.

Surrounding Uses

The surrounding properties are primarily in residential use, on 5 - 10 acre parcels, with some livestock keeping and some limited agriculture.

Utilities

The parcel is well served by three on site wells, and several water storage tanks and surface ponds, for domestic water, fire water, and agricultural irrigation water. It has PG&E power, So. Cal natural gas, and AT&T telephone services. Sewage treatment is currently handled by four, standard, leach line, septic systems, as the percolation rates of the soil, are very favorable.

Community Services

The property served by Lucia Mar School District, by the SLO County Sheriff and by Cal Fire (from their station is SLO Regional Airport), for emergency services, with 5 - 10 minute response times.

Permit History

All of the structures on the property were properly permitted through the county, under the codes, ordinances and regulations that were in place, at the time of their development. The most recent permits are shown on the attached Permit History from the County's Permit View system, Attachment #4. All earlier structures are included in the County Assessor's data base.

PROPOSED LAND DIVISION

As stated previously the Smiths are proposing to subdivide the existing 47 acre parcel into two parcels; Parcel 1, 25 acres, in the northern portion of the property, and Parcel 2, 22 acres, in the southern portion of the property (See the attached Site Plan, Sheet P-1, and The Tentative Parcel Map, Sheet TMP-1). The proposed property line is irregular to ensure that existing crops or agricultural activities, are entirely, on one or the other of the resulting parcels.

The Smiths are intent on continuing the family ownership of both resulting parcels and in the long term agricultural use on the parcels. The only improvements that they foresee, are the redevelopment of the access to the parcels from the State Highway, to meet current Cal Trans specifications, County Local Area standards and Cal Fire requirements (See the attached Preliminary Driveway Approach Plan, Sheet C-1), and the future development of a new Primary Dwelling on Parcel 2.

ENVIRONMENTAL INFORMATION

This proposed subdivision, is certainly, **not** expected have a significant impact on environmental resources, because the existing use and activity on the property, will remain as it is today, and the access improvements and new Primary Dwelling development will be limited to very small portions of the parcels. However to ensure that this is the case, the physical characteristic of the land, native plant life, historical resources have been considered, and several specialized studies or surveys have been done.



Slope

While the average slope of the parcel is 15%, much of the parcel is naturally terraced, so about 37 acres, are under 10% slopes. As such, the access improvements and the future development of the new Primary Dwelling on Parcel 2, can be done in areas of less than 10% slope.

General Site Drainage

The Carpenter Canyon drainage, an intermittent drainage course, runs along the western edge of the property, directly west of Carpenter Canyon Road, and the site generally drains from the higher portions of the property in the eastern sections, to the drainage channel to the west. The Smiths have taken advantage of this natural drainage pattern, in devising an overall drainage plan for the property. Any further development on the property will respect this natural drainage pattern, and the drainage plan. This Drainage Plan will be discussed later in this narrative.

Geotechnical Information & Soils

As part of the development of the Caretakers Unit, in the southwest corner of the property, a Geotechnical Engineering Report was prepared by GeoSolutions of San Luis Obispo (See the Attached Geotechnical Engineering Report, Attachment #5). This report found that the soils and geologic conditions of the property would not limit further development, as long as, site and building pad preparation was done, as recommended in the report.

Botanical Resources

As is required in this area of the County, a survey was conducted to determine the presence or absence of the endangered Pismo Clarkia (See the attached Pismo Clarkia Survey, Attachment #6). This report indicates that the Pismo Clarkia is not present on the property.

In addition to the Pismo Clarkia Survey, a full floristic botanical survey of native plant species is required for this proposed subdivision application. However, the blooming period had passed for many of the other species, so this survey will have to be done in April or May of 2016, and the results will be provided as soon as they are available, and will become Attachment #7, to this application package.

Archaeological Resources

An Archaeological/Historical Resources survey is required for this subdivision application. In 1990, to support a building permit application for the Greenhouses on the property, an Archaeological Survey was prepared by a County approved Archaeologist (See the attached Archaeological Report, Attachment #8). As these conditions do not change, this report is valid today. The report finds that there is no evidence of archaeological/historical resources on this property.

Impact Mitigation

As mentioned earlier, the Smiths intend to maintain the existing use of the property, which will minimize any potential environmental impact. In addition, access improvements, the new Primary Dwelling development, and any expansion of agricultural use, will avoid steeper slopes, native Oaks and any other sensitive, native plants, found on the property.

IMPROVEMENTS TO SUPPORT THE PROPOSED LAND DIVISION

May improvements have been made, or will be made, which support, or will support, the proposed subdivision, including, Water and Sewer Improvements, site drainage improvements and access improvements.

Water and Sewer Services & Hazardous Waste

This property has an extensive water system (with 3 productive wells, several water storage tanks, and a concrete water holding pond), and several septic systems to provide for waste water from structures. To demonstrate that these systems are certainly capable of accommodating the proposed subdivision, and inventory of existing and planned water and sewer facilities was prepared (See the Water & Sewer Inventory, Attachment #9). In addition, 4-Hour well tests and potability lab tests have been

SPECIFIC CAL FIRE, FIRE SAFETY CONSIDERATIONS

While most of this property is in agricultural use, and has been cleared of any dense natural vegetation, it is in a Very High Fire Hazard Zone, so special attention has been given to ensure that all of Cal Fire's, Fire Safety Plan requirements, have been met.

Access Road

As a condition of approval of this subdivision, improvements of the access to the new parcels from Carpenter Canyon Road / Highway 227 will need to be made, to meet the current Cal Trans encroachment requirements, County Local Area Standards, and Cal Fire Standards. The access interface between Highway 227 and the property will be upgraded to current Cal Trans standards (See the attached Preliminary Driveway Approach Plan, Sheet C-1). The County's Local Area Standards require that "new divisions of parcels fronting on Highway 227 shall be designed so that access to home sites is from a local internal street rather than directly to the state highway". So, an existing driveway the parallels Highway 227, on the west side of the Carpenter Canyon drainage channel, will be upgraded to a 'local internal street' to access the parcels resulting from this subdivision. Cal fire requires local access roads to be a minimum of 24 feet, so this street will be widened to 24 feet.

Bridges

While there are no bridges on the property, there are two culverted driveway crossings of Carpenter Creek. These crossings are 14 -16' wide and are certainly capable of supporting Cal Fire emergency vehicles.

Gates

While there are gates at driveway entrances to the property, they are, and will continue to be unlocked.

Driveways

All driveways leading to structures on the property are 16', all weather, compacted road base. Driveways do not exceed 12%.

Setbacks

The 25' front, and 30' side and rear setbacks, established by Cal Fire and County Zoning Regulations, have been and will be met.

Fire Sprinklers

As per code, all structures proposed for development in the future, will be equipped with automatic fire sprinkler systems.

Water Supply

A total of 23,000 gallons is currently available for fire water supply, in steel tanks and hydrants. The future Primary Dwelling on parcel 2, will have additional fire water storage capacity. In addition, a 120,000 gallon, concrete lined, water storage pond, is also available for fire protection, with a 5 hp pump.

Fuel Modification

A 100' fuel modification zone has been created, and will be maintained around all structures on this property.

Addressing

Address signs, for all residences will be placed at the access road entrance to the property, from Carpenter Canyon Road (Hwy. 227), with 6", contrasting and reflective numbers.





COST ACCOUNTING AGREEMENT

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

APPLICATION TYPE

Land Division Land Use Permit General Plan Amendment LAFCO Referral Request

File Number: _____

Landowner Name: Craig M. Smith Daytime Phone: 805-598-3105

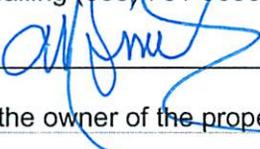
Mailing Address: 4485 Hummel Drive, Orcutt, CA Zip Code: 93455

The cost of processing the application for the project referenced above may exceed the filing fee. In order to recover any additional costs associated with processing your application, the Department of Planning and Building has found it necessary to implement a provision of the County fee resolution that enables full cost recovery for processing an application.

The Department of Planning and Building filing fee of \$ _____, which is taken from your initial application fee of \$ _____, will be applied toward your real time billing account. All processing costs will be documented, and any that exceed the Department of Planning and Building filing fee will be billed to you monthly.

I, Craig M. Smith*, the landowner and/or responsible applicant, agree that actual recorded costs plus overhead incurred in the processing of this application will be paid to San Luis Obispo County, c/o San Luis Obispo County Planning and Building Department, County Government Center, San Luis Obispo, California 93408. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by the County in securing performance of this obligation, including cost of suit and reasonable attorneys' fees.

In order to implement the cost accounting provision, please sign this statement indicating your agreement to the cost accounting procedure. This signed agreement is required for your application to be accepted for processing. If you have questions regarding your application, contact your case planner. For information regarding the financial status of your application, contact the accounting section of the Department of Planning and Building by calling (805) 781-5600.

Applicant's Signature:  Date: 12/10/15

* If applicant is other than the owner of the property, please include a "Consent of Landowner" form.

OFFICE USE ONLY			
File No.:	_____	Case Planner:	_____
Receipt No.:	_____	Date of Payment:	_____
Fiscal Year:	_____	Rate: Manager	_____ Planner _____ Support _____
Level:	_____	Initial Hours: Manager	_____ Planner _____ Support _____

**PROPOSED SUBDIVISION INTO
TWO PARCELS**

1140 Carpenter Canyon Road, State Hwy 227, Arroyo Grande, CA 93420

APN# 044-321-003

Owner:

Smith Double SS Ranch LLC
Craig M. Smith

Prepared By:



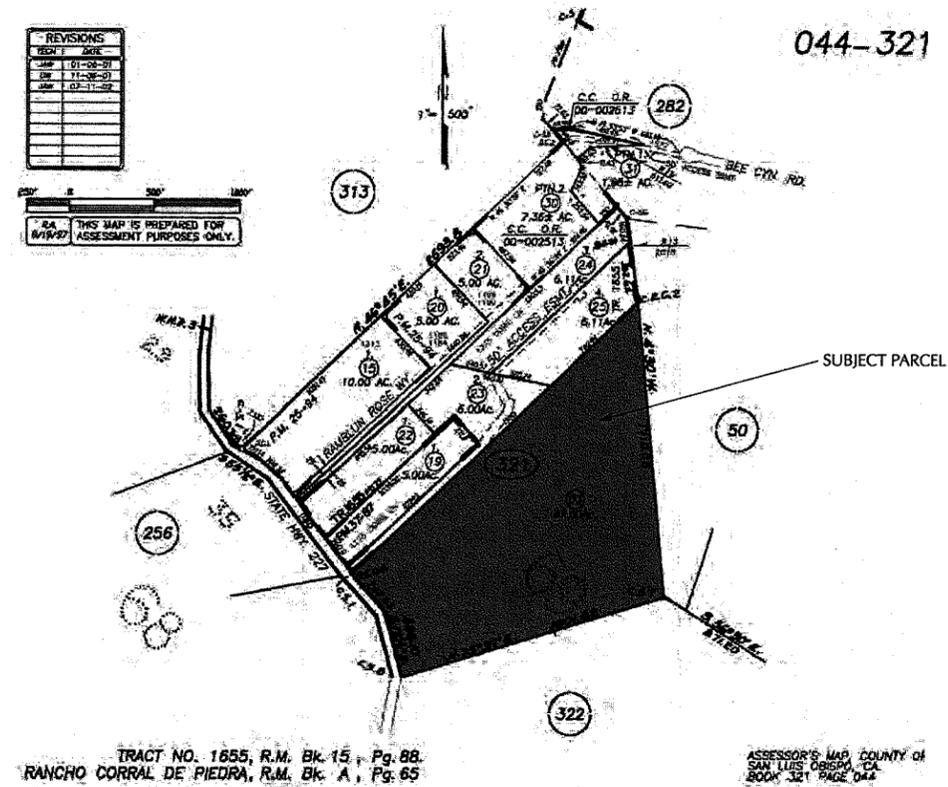
Dana Rudebeck, AICP
3960 Higuera Street, #48
San Luis Obispo, CA 93401
Phone: 805-305-7349
Fax: 805-545-9420
Email: drudebeck@aol.com



VICINITY MAP ↑N



AERIAL VIEW OF THE PROPERTY ↑N



PARCEL MAP ↑N

PROPERTY INFORMATION

LEGAL OWNER:
SMITH DOUBLE SS RANCH LLC
CRAIG M.SMITH

ADDRESS:
1140 CARPENTER CANYON ROAD,
STATE HWY. 227
ARROYO GRANDE, CA 93420

APN#:
044-321-003

SIZE:
47 ACRES

ZONING:
RESIDENTIAL RURAL

REQUIRED SETBACKS:
STREET: 25'
SIDES: 30'
REAR: 30'

EXISTING BUILDINGS:
2200 SF PRIMARY DWELLING, 600 SF MOBILE HOME, SECONDARY DWELLING,
1200 SF CARETAKERS UNIT, 4800 SF BARN, 22,500 SF GREENHOUSE

UTILITIES:
DOMESTIC & IRRIGATION WATER: WELLS TO 10,000 GAL STORAGE TANKS
FIRE WATER: WELLS TO 10,000 GAL STORAGE TANKS & DEDICATED
FIRE LINES, TO HYDRANTS
POWER: PG&E, 600 AMP SERVICE AT METER PANEL
SEWER: SEPTIC SYSTEMS - TANK & LEACH FIELD
GAS: NATURAL GAS

SITE ACCESS: 16' ALL WEATHER COMPACTED ROAD BASE DRIVE
DIRECTLY OFF OF CARPENTER CANYON ROAD - HWY 227

SHEET INDEX	
G-1 GENERAL PARCEL INFORMATION	TPM-1 TENTATIVE PARCEL MAP
P-1 OVERALL SITE PLAN	C-1 PRELIMINARY DRIVEWAY APPROACH PLAN
P-2 PROPOSED SUBDIVISION OVER AERIAL	

Proposed Subdivision into Two Parcels

1140 Carpenter Canyon Road,
State Hwy 227
Arroyo Grande, CA 93420

APN# 044-321-003

Owner:
Smith Double SS Ranch LLC

Craig M.Smith



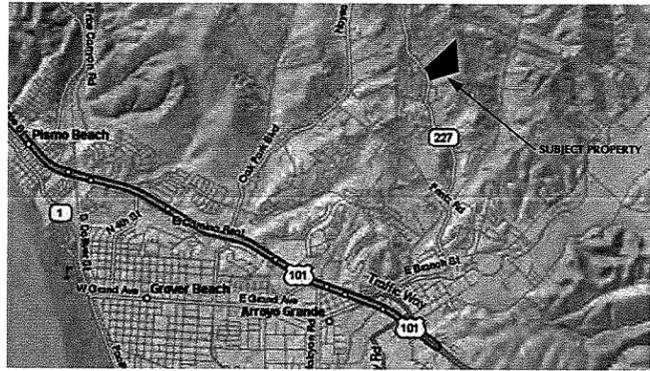
Dana Rudebeck, AICP
3960 Higuera Street, #48
San Luis Obispo, CA 93401
Phone: 805-305-7349
Fax: 805-545-9420
Email: drudebeck@aol.com

Revisions
Job #: 1140 CCR
By: DLR Date: 5/9/15
Rev: Date:

- ①
- △
- △
- △
- △
- △

General Parcel Information

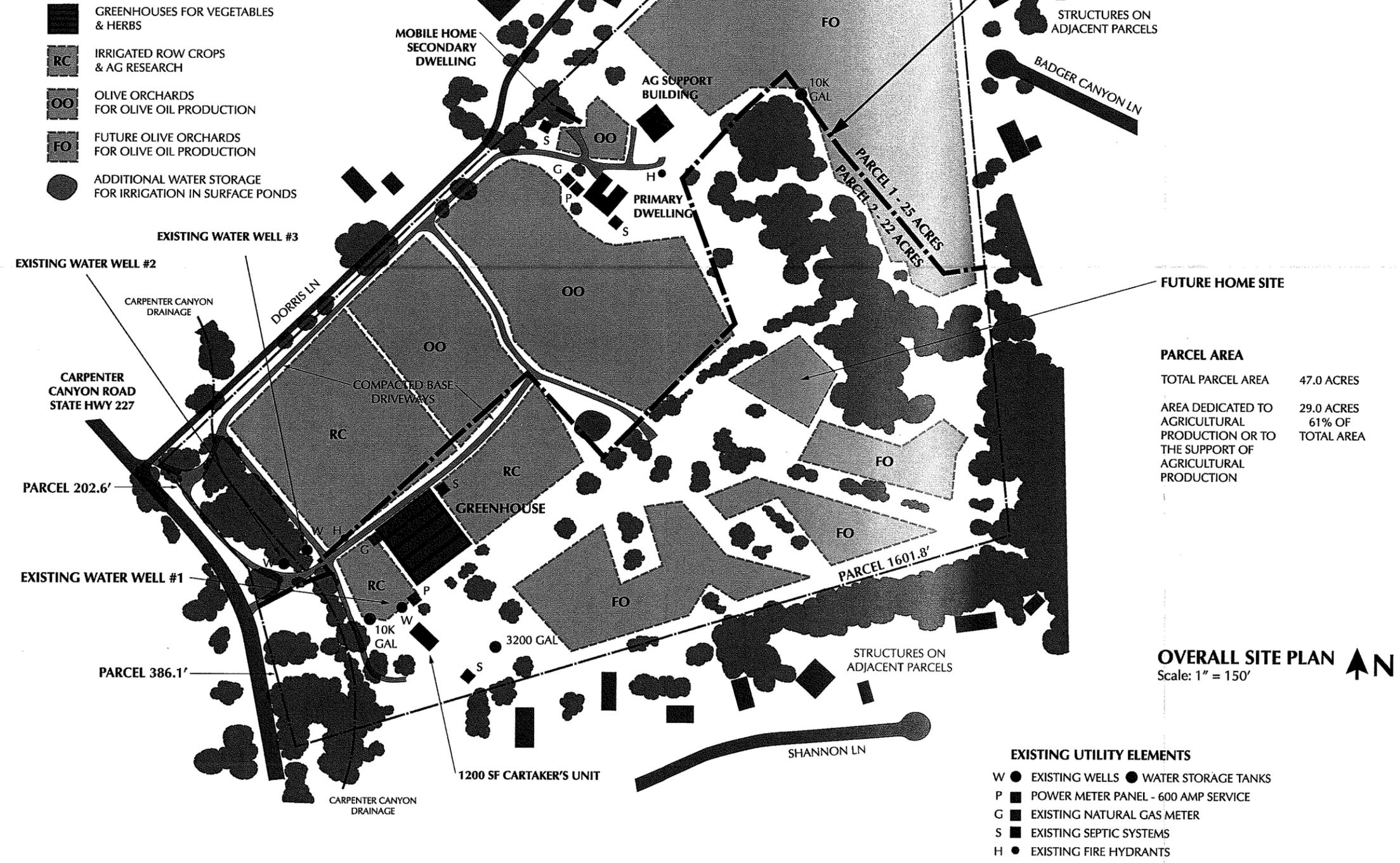
G - 1



VICINITY MAP ↑ N

AGRICULTURAL USES

- GREENHOUSES FOR VEGETABLES & HERBS
- IRRIGATED ROW CROPS & AG RESEARCH
- OLIVE ORCHARDS FOR OLIVE OIL PRODUCTION
- FUTURE OLIVE ORCHARDS FOR OLIVE OIL PRODUCTION
- ADDITIONAL WATER STORAGE FOR IRRIGATION IN SURFACE PONDS



**PROPOSED
2 PARCEL
SUBDIVISION
(SEE TENTATIVE
PARCEL MAP,
SHHET TPM-1)**

FUTURE HOME SITE

PARCEL AREA

TOTAL PARCEL AREA	47.0 ACRES
AREA DEDICATED TO AGRICULTURAL PRODUCTION OR TO THE SUPPORT OF AGRICULTURAL PRODUCTION	29.0 ACRES 61% OF TOTAL AREA

OVERALL SITE PLAN ↑ N
Scale: 1" = 150'

- EXISTING UTILITY ELEMENTS**
- W ● EXISTING WELLS ● WATER STORAGE TANKS
 - P ■ POWER METER PANEL - 600 AMP SERVICE
 - G ■ EXISTING NATURAL GAS METER
 - S ■ EXISTING SEPTIC SYSTEMS
 - H ● EXISTING FIRE HYDRANTS

**Proposed
Subdivision into
Two Parcels**

1140 Carpenter Canyon Road,
State Hwy 227
Arroyo Grande, CA 93420

APN# 044-321-003

Owner:
**Smith Double SS
Ranch LLC**

Craig M. Smith

Advantage
Planning & Permitting

Dana Rudebeck, AICP
3960 Higuera Street, #48
San Luis Obispo, CA 93401
Phone: 805-305-7349
Fax: 805-545-9420
Email: drudebeck@aol.com

Revisions

Job #: 1140 CCR
By: DLR Date: 5/9/15
Rev: Date:

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**Overall
Site Plan**



P-2, PROPOSED SUBDIVISION OVER AERIAL PHOTOGRAPH

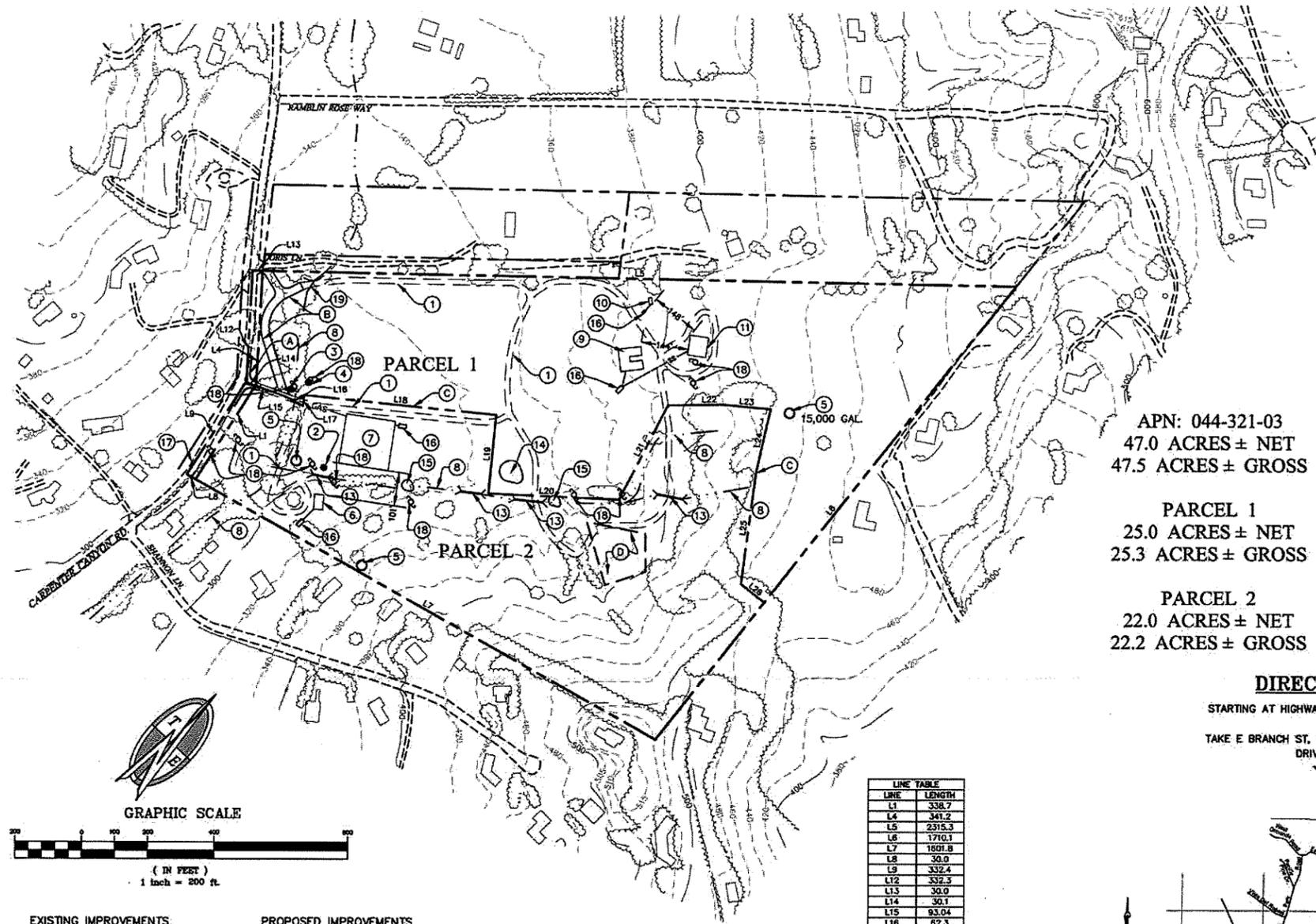
APN: 044-321-03

REV.	DESCRIPTION	DATE	APP.

TE TARTAGLIA ENGINEERING
 CIVIL ENGINEERS
 7180 El Camino Real, Suite E, Menlo Park, CA 94022
 650-466-5660 FAX: 650-466-5471

SMITH DOUBLE SS
 RANCH LLC

DESIGN	TGE
DRAWN	TGE
CHECKED	RCJ
SCALE	1"=100'
DWG. NO.	08-12
DATE	12/07/15
SHEET	2 of 2



APN: 044-321-03
 47.0 ACRES ± NET
 47.5 ACRES ± GROSS

PARCEL 1
 25.0 ACRES ± NET
 25.3 ACRES ± GROSS

PARCEL 2
 22.0 ACRES ± NET
 22.2 ACRES ± GROSS

DIRECTIONS TO PROJECT SITE:

STARTING AT HIGHWAY 101 IN ARROYO GRANDE AND ENDING AT 1166 CARPENTER CANYON RD, ARROYO GRANDE.
 TAKE E BRANCH ST, WHICH TURNS INTO CA-227 N/ CARPENTER CANYON RD AND DRIVE 7 MIN (3.2 MILES) TO THE PROJECT SITE.

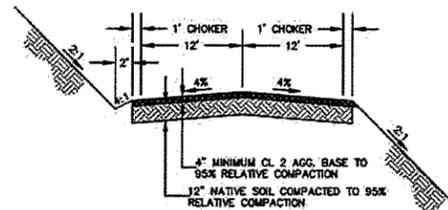
LINE	LENGTH
L1	338.7
L4	341.2
L5	2315.3
L6	1710.1
L7	1801.8
L8	30.0
L9	332.4
L12	332.5
L13	30.0
L14	30.1
L15	93.04
L16	82.3
L17	32.5
L18	580.6
L19	238.9
L20	390.8
L21	320.2
L22	161.9
L23	147.7
L24	196.3
L25	337.1
L26	89.6

EXISTING IMPROVEMENTS

- 1 16'± WIDE DRIVEWAY.
- 2 WELL NO. 1.
- 3 WELL NO. 2.
- 4 WELL NO. 3.
- 5 WATER TANK.
- 6 CARETAKER RESIDENCE (SINGLE STORY).
- 7 GREEN HOUSE.
- 8 DRAINAGE.
- 9 SINGLE FAMILY RESIDENCE (SINGLE STORY).
- 10 MOBILE HOME, SECONDARY DWELLING.
- 11 BARN (2 STORY).
- 12 POND.
- 13 24" HDPE CULVERT.
- 14 125,000 GAL. AGG. RESERVOIR.
- 15 POND.
- 16 SEPTIC TANK.
- 17 24" WIDE A.C. HIGHWAY (227).
- 18 POWER POLE.
- 19 36" CMP CULVERT.

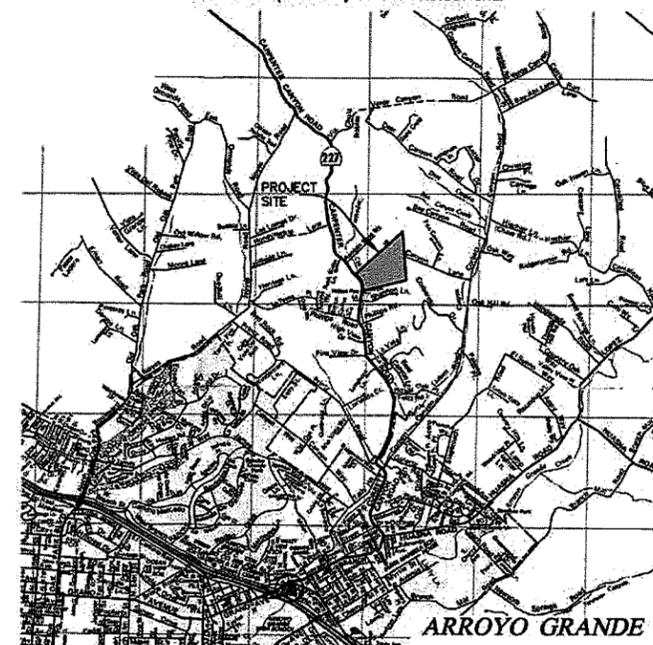
PROPOSED IMPROVEMENTS

- A DRIVEWAY PER CALTRANS "STANDARD PRIVATE AND COMMERCIAL DRIVEWAY APPROACH FOR RURAL AREAS WITH UNIMPROVED FRONTAGE ON CONVENTIONAL STATE HIGHWAYS".
- B 24' WIDE INTERIOR ACCESS ROAD TO HOME SITES OFF HWY 227 PER SLOCC STANDARDS.
- C LOT LINE.
- D FUTURE HOME SITE.



© INTERIOR ACCESS ROAD
 TYPICAL CROSS SECTION

SCALE:
 HORIZ. 1"=10'
 VERT. 1"=5'



ARROYO GRANDE
 VICINITY MAP

N.T.S.

PROPERTY ADDRESS:

1166 CARPENTER CANYON ROAD, ARROYO GRANDE, CA

RECORD OWNER:

SMITH DOUBLE SS RANCH LLC
 CRAIG SMITH
 1166 CARPENTER CANYON RD.
 ARROYO GRANDE, CA 93420

PROJECT DESCRIPTION

A SUBDIVISION OF THAT PORTION OF LOT 69 OF THE SUBDIVISION OF THE RANCHO CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMICAL, ACCORDING TO THE MAP RECORDED IN BOOK A AT PAGE 85 OF MAPS, AND THAT PORTION OF LOT E OF THE CORBET TRACT, ACCORDING TO THE MAP FILED FOR RECORD SEPTEMBER 21, 1882 IN BOOK A AT PAGE 61 OF MAPS, ALL IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AND DESCRIBED (PER DEED) AS A WHOLE AS FOLLOWS:

BEGINNING AT A STAKE MARKED CS 8 ON THE EASTERLY LINE OF THE COUNTY ROAD FROM SAN LUIS OBISPO TO ARROYO GRANDE FROM WHICH STAKE "S 217" OF THE SUBDIVISION OF SAID RANCHO CORRAL DE PIEDRA BEARS SOUTH 57-1/2° WEST 98 LINKS DISTANT AND RUNNING THENCE NORTH 73° 37' EAST, 24.27 CHAINS (1601.8') TO A STAKE MARKED CS 7 ON THE TOP OF A RIDGE; THENCE ALONG RIDGE, NORTH 4-1/2° WEST 25.91 CHAINS (1710.1') TO A STAKE MARKED C.E.C. 2; THENCE SOUTH 47° 12' WEST ALONG THE LINE OF TRACT CONVEYED TO C. E. CARPENTER, 35.08 CHAINS (2315.3') TO A STAKE MARKED C. E. C. 1 ON THE LINE OF SAID COUNTY ROAD; THENCE SOUTHEASTERLY FOLLOWING THE LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING.

NOTES

1. PROJECT IS WITHIN THE SAN LUIS BAY INLAND-SUB AREA-SOUTH (RURAL LAND USE CATEGORY MAP).
2. THE PROJECT IS IN THE 15 MINUTE EMERGENCY RESPONSE TIME.
3. NO DEVELOPMENT OCCURS WITHIN SLOPES GREATER THAN 30%.
4. THE PROJECT IS NOT LOCATED IN A GEOLOGICAL SURVEY AREA.
5. PROPOSED LAND USE: AGRICULTURAL AND RESIDENTIAL.
6. NO EXISTING OR PROPOSED EASEMENTS.
7. NO TREES ARE TO BE REMOVED FOR PROPOSED IMPROVEMENTS.

PROJECT DATA

TOTAL SITE AREA: 47.5 ACRES± GROSS, 47.0 ACRES ± NET

TOPOGRAPHY PROVIDED BY PACIFIC WESTERN AERIAL SURVEYS

AUTHORIZED AGENTS CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE AUTHORIZED AGENT OF SAID PROPERTY AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: _____

ADDRESS: _____

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

SIGNED: _____

ADDRESS: _____

TPM-1, TENTATIVE PARCEL MAP

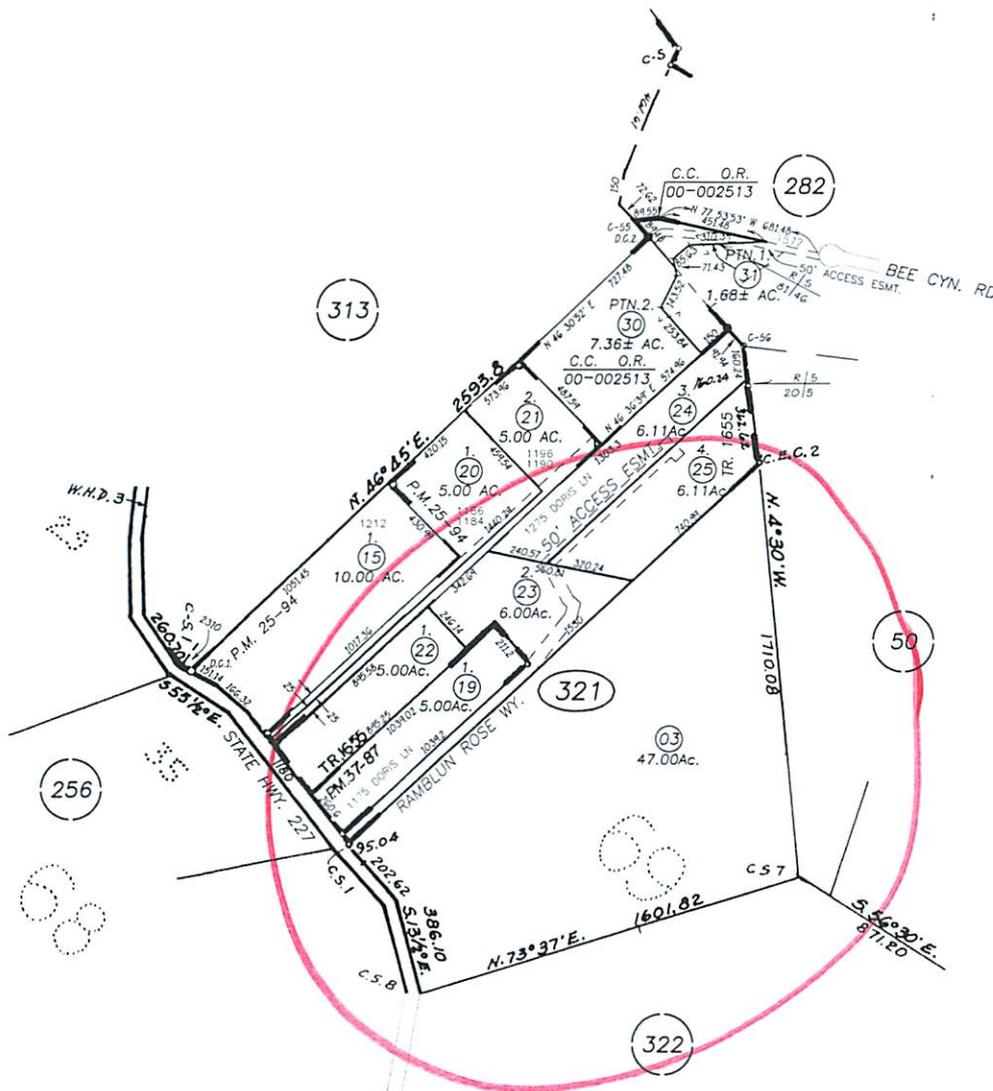
APN: 044-321-03

REV.	DESCRIPTION	DATE	APP.

TE TARTAGLIA ENGINEERING
 CIVIL ENGINEERS
 7360 El Camino Real, Suite E, Atascadero, CA 93422
 805-466-3660 FAX: 805-466-5471

SMITH DOUBLE SS RANCH LLC

DESIGN	TGE
DRAWN	TGE
CHECKED	RCT
SCALE	1"=200'
DWG. NO.	09-12
DATE	12/07/15
SHEET	1 of 2



REVISIONS	
TECH	DATE
JAW	01-08-01
DW	11-09-01
JAW	07-11-02



R.A.
8/19/97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 1655, R.M. Bk. 15 , Pg. 88.
RANCHO CORRAL DE PIEDRA, R.M. Bk. A , Pg. 65

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 321 PAGE 044



Parcel Summary Report For Parcel # 044-321-003

12/14/2015
2:04:59PM

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 SMITH DOUBLE SS RANCH LLC
 4485 HUMMEL DR SANTA MARIA CA 93455-3878

OWN SMITH DOUBLE SS RANCH LLC A CA LLC

Address Information

<u>Status</u>	<u>Address</u>
P	01140 CARPENTER CANYON RD SCSLB
P	01120 CARPENTER CANYON RD SCSLB
P	01166 CARPENTER CANYON RD SCSLB

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>
RHOCORDP	0000	69P	South Cty. Plan	South County I RR				Y	VP / CD / FB	D880337P / D890344S

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO COR DE P PTN LT 69

Notes
 APN IS ONE LEGAL PARCEL PER DEED 119 OR 194-195. JSM 6/5/15

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



Parcel Summary Report For Parcel # 044-321-003

12/14/2015
2:04:59PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

84616 FNL Primary Parcel

Description:

GREENHOUSE NON COMMERCIAL USE

PMT2005-03039 FNL Primary Parcel

Description:

ELECTRICITY FOR AG WELL

PMT2010-01460 FNL Primary Parcel

Description:

PHOTOVOLTAIC - ROOF MOUNTED -

PMT2012-00557 FNL Primary Parcel

Description:

CARETAKER UNIT - MANUFACTURED HOME SILVERCREST 1224 SQ FT. ON CENTRAL PIERS TIE DOWN SYSTEM ETS-107G 46.5' X 27' ,
DECK 30 SQ FT./SEPTIC SYSTEM & MINOR GRADING FOR A PAD

PRE2014-00068 MET Primary Parcel

Description:

PARCEL MAP SUBDIVISION OF A 47 ACRE PARCEL, RESIDENTIAL RURAL PARCEL, INTO TWO 23.5 ACRE PARCELS

SUB2015-00041 REC Primary Parcel

Description:

PROPOSED SUBDIVISION VISION OF EXISTING 47 ACRE PARCEL INTO TWO PARCELS: PARCEL 1 - 25 ACRES; AND PARCEL 2-22 ACRES