



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 2/26/2016

TO: _____

FROM: Michael Conger (805-781-5136 or mconger@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00055 CO16-0128 STEPHENSON – Proposed modification to parcel map CO97-0236 to allow for development outside the existing building control line. Site location is south of Dairy Lane, Arroyo Grande. APN: 044-261-054

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

SUB2015-00055 CO16-0128 STEPHENSON NI

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

MODIFY THE BUILDING CONTROL LINE ON THE ADDITIONAL MAP SHEET OF CO SCSLB/ SCSLB

RR

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Nick Stephenson Daytime Phone 481-7914
Mailing Address PO Box 1496 Arroyo Grande, CA Zip Code 93421
Email Address: protechlm@gmail.com

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

Agent Name Granite Ridge Development Consultants Daytime Phone 835-3582
Mailing Address 8679 Santa Rosa Road, Atascadero, CA Zip Code 93422
Email Address: dennis@graniteridgegroup.com

PROPERTY INFORMATION

Total Size of Site: 51.45 acres Assessor Parcel Number(s): 044-261-054
Legal Description: Parcel 4 of Parcel Map CO 97-0236
Address of the project (if known): Dairy Lane
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Corbett Canyon Road to Dairy Lane

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

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): Modify the building control line on the additional map sheet of CO 97-0236 to allow for development outside of the lines present location

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 Dennis Schmidt, Agent Date 12 Feb 2016

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: No changes

Number of existing lots, parcels or certificates: None Existing parcel sizes: No changes

What will the property be used for after division: Same as allowed under the current land use category

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

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

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? NA

Describe existing and future access to the proposed project site: No changes to the access to the parcel.

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

North: Residential Rural South: Residential Rural

East: Residential Rural West: Residential Rural

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

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 No adjustment requests

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: NA Average slope of open space: NA

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

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

NOT APPLICABLE NO DIVISION

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".

NOT APPLICABLE

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 5.24 acres
Moderate slopes - 10-20%: 11.58 acres
20-30%: 9.19 acres
Steep slopes over 30%: 25.44 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: As-built grading
- 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: Corbett Canyon Road

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? _____
- 4. How many service connections will be required? _____ One
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing well per condition of creating parcel map _____
- 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 _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

- 1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No 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: _____ NA Location of connection: _____ NA
- 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: _____

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: San Luis Coastal
2. Location of nearest police station: Pismo Beach
3. Location of nearest fire station: SLO Airport
4. Location of nearest public transit stop: 6 miles
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: Undeveloped residential rural land.
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.

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: NA

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): Building control lines
2. Will the development occur in phases? Yes No
 If yes describe: NA
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:

Building control lines, native tree replacement program

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?

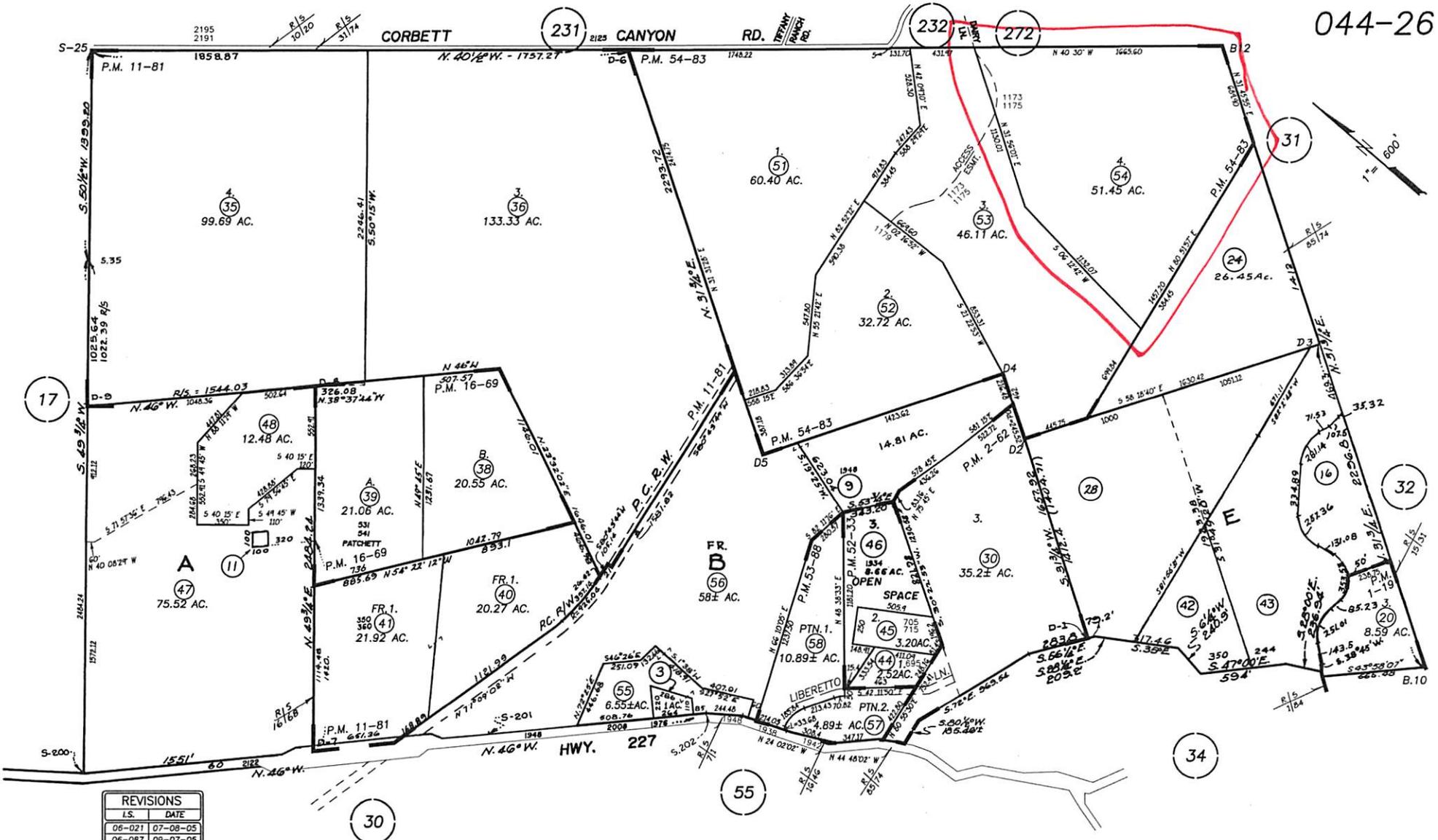
Yes No

If yes, please describe and provide "ED" number(s): That for Parcel Map CO 97-0236

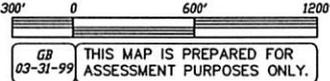
Other Related Permits

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 to the project.)



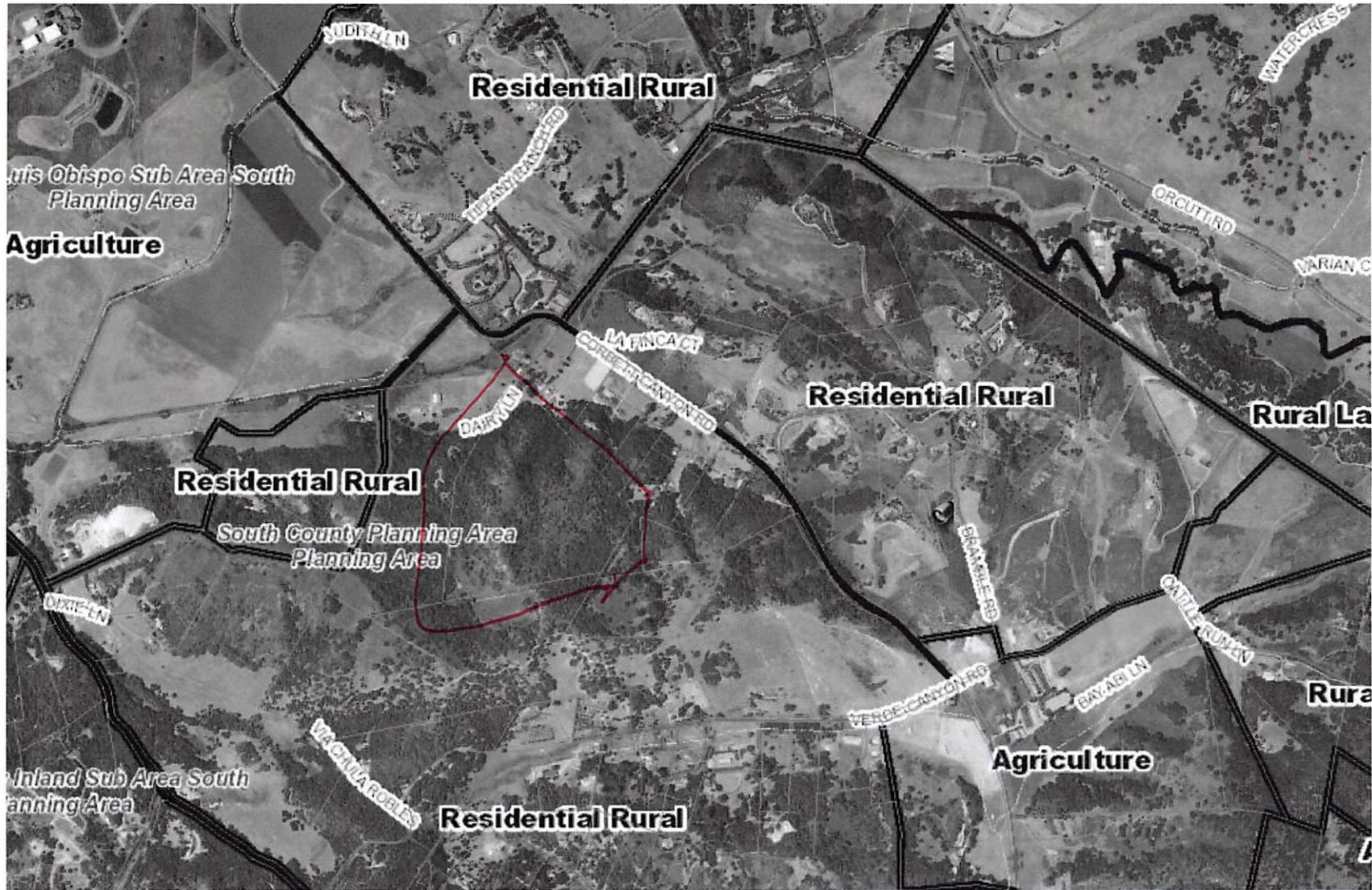
REVISIONS	
I.S.	DATE
06-021	07-08-05
06-087	09-07-05
06-181	10-28-05



GB 03-31-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PATCHETT TRACT
STRATTON'S SUB. OF THE RANCHO CORRAL de PIEDRA, R.S., Bk. 01, Pg. 84

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 044 PAGE 26





APN 040-261-053

DAIRY LANE

APN 040-272-027

APN 040-272-028

APN 040-272-023

APN 040-261-024

APN 040-272-024

APN 040-272-064

APN 040-272-014

APN 040-272-062

PROPOSED EMERGENCY SERVICES TURN AROUND

SEE PRELIMINARY DRIVEWAY GRADING PLAN (SHT 2)

BUILDING CONTROL FROM McCLEOD BIOLOGICAL REPORT

EXISTING GRADED DRIVEWAY (SHADED), UNABLE TO MEET DRIVEWAY GRADE REQUIREMENTS

PROPOSED 16 FT WIDE RESIDENTIAL DRIVEWAY (1,200 LF)

PROPOSED BUILDING PAD ELEV=590.0 22,500 SF

PROPOSED BUILDING CONTROL LINE, 200 FT FROM AND PARALLEL WITH PROPERTY LINE

END OF PROPOSED 16 FT WIDE RESIDENTIAL DRIVEWAY

BUILDING CONTROL FROM McCLEOD BIOLOGICAL REPORT

EXISTING RESIDENTIAL DRIVEWAY (SHADED)

EXISTING BUILDING CONTROL LINE FROM PARCEL MAP CO 97-0236

BEGINNING OF PROPOSED 16 FT WIDE RESIDENTIAL DRIVEWAY

PROPOSED BUILDING CONTROL LINE, 200 FT FROM AND PARALLEL WITH PROPERTY LINE

EXISTING BUILDING CONTROL LINE FROM PARCEL MAP CO 97-0236

EXISTING RESIDENTIAL DRIVEWAY (SHADED)

PROPOSED BUILDING CONTROL LINE, 200 FT FROM AND PARALLEL WITH PROPERTY LINE

EXISTING BUILDING CONTROL LINE FROM PARCEL MAP CO 97-0236

EXISTING PRIVATE ROAD PER PARCEL MAP CO 97-0236

EXISTING PRIVATE ROAD PER PARCEL MAP CO 97-0236

VICINITY MAP



PROPERTY OWNER

Nick Stephenson
PO Box 1496
Arroyo Grande, CA 93421

PROJECT SITE DATA

Planning Area: South County
Planning Sub-area:
Land Use Category: Residential Rural
APN: 044-261-054
Parcel Area: 51.45 acres
Distance to the nearest VRL: 3.1 miles (Los Ranchos-Edna)
Fire response time: 9 min (6.11 miles to Station 21).
Legal Description: Parcel 4 of Parcel Map CO 97-0236 as filed in book 54 of Parcel Maps at page 83 in the Office of County Clerk/Recorder, County of San Luis Obispo, State of California.

PROJECT DESCRIPTION

Proposal to modify the building control line for Parcel 4 as shown on the additional map sheet of Parcel Map CO 97-0236.

UTILITIES

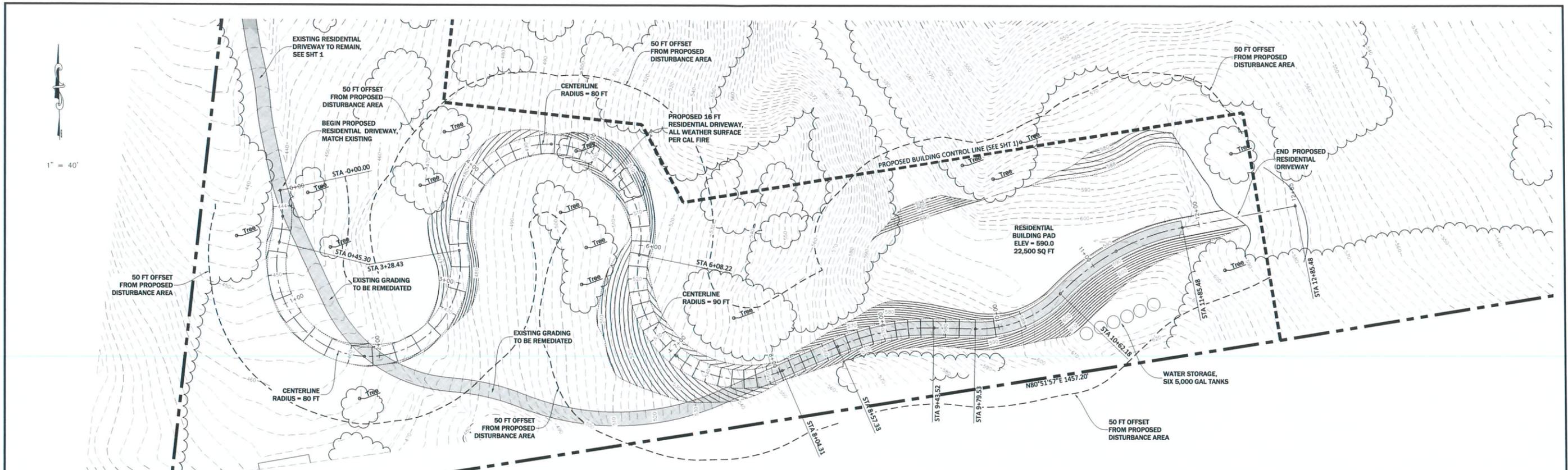
Pacific Gas & Electric
Private Water
Onsite Wastewater Systems
Liquid Propane Gas
Charter CATV

TENTATIVE
PARCEL MAP CO 16-0128

BEING A MODIFICATION OF THE BUILDING CONTROL LINE OF PARCEL 4 AS SHOWN ON THE ADDITIONAL MAP SHEET OF PARCEL MAP CO 97-0236 AS FILED IN BOOK 54 OF PARCEL MAPS AT PAGE 83 IN THE OFFICE OF COUNTY CLERK/RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

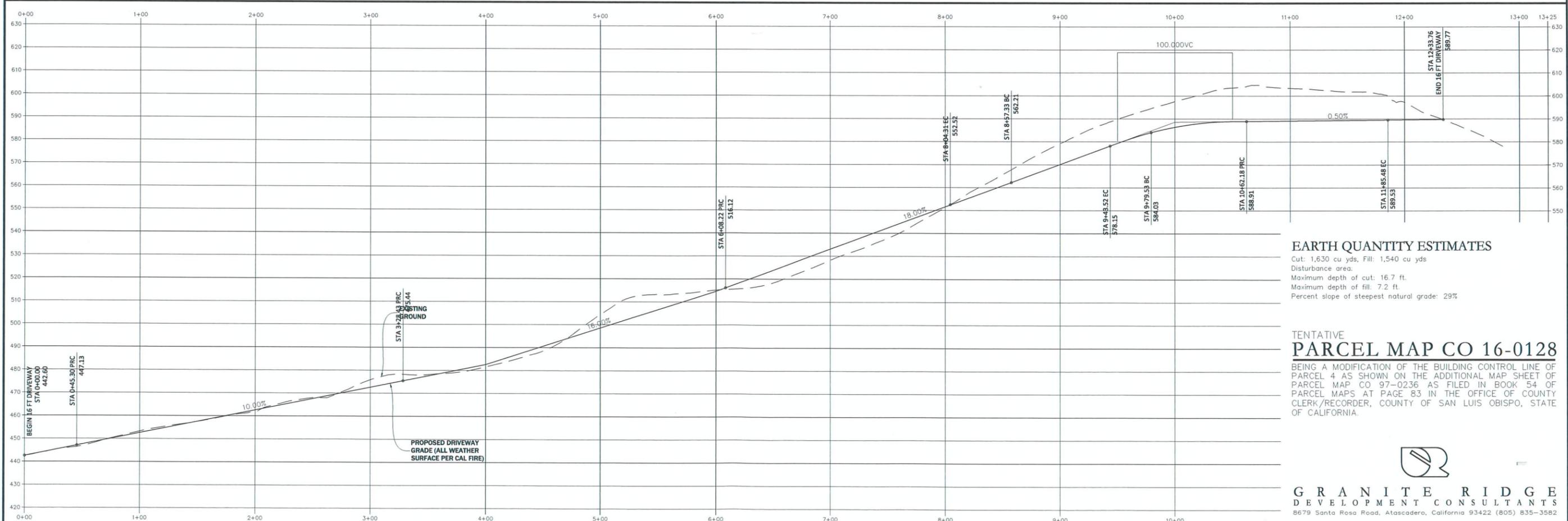


GRANITE RIDGE
DEVELOPMENT CONSULTANTS
8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582



PROPOSED RESIDENTIAL DRIVEWAY PLAN VIEW

SCALE: 1" = 150'



PROPOSED RESIDENTIAL DRIVEWAY PROFILE VIEW

SCALE: 1" = 40' HORIZ, 1" = 20' VERT



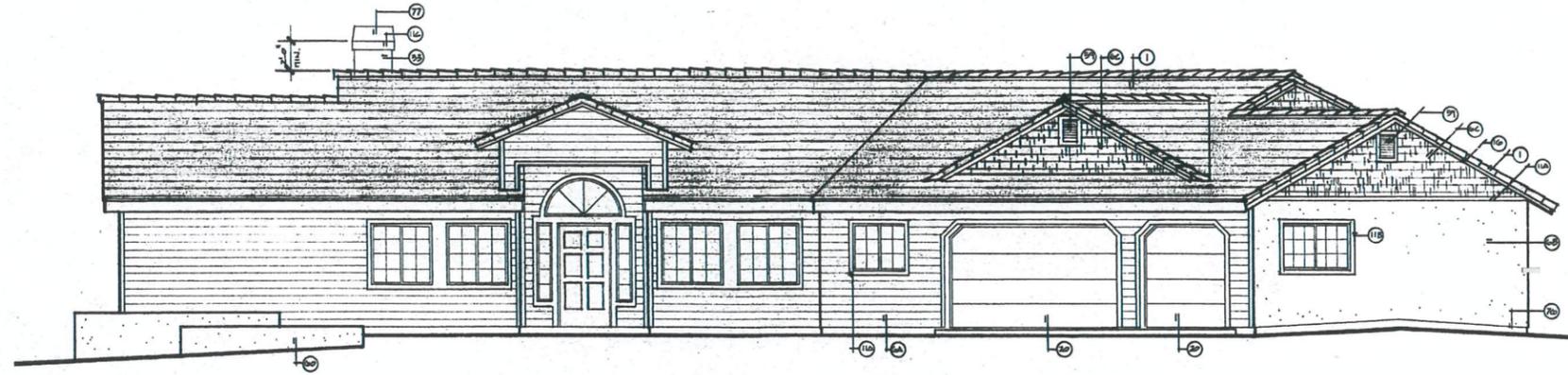
FLOOR PLAN
5,245 Sq ft including the 3 car garage.

TENTATIVE
PARCEL MAP CO 16-0128

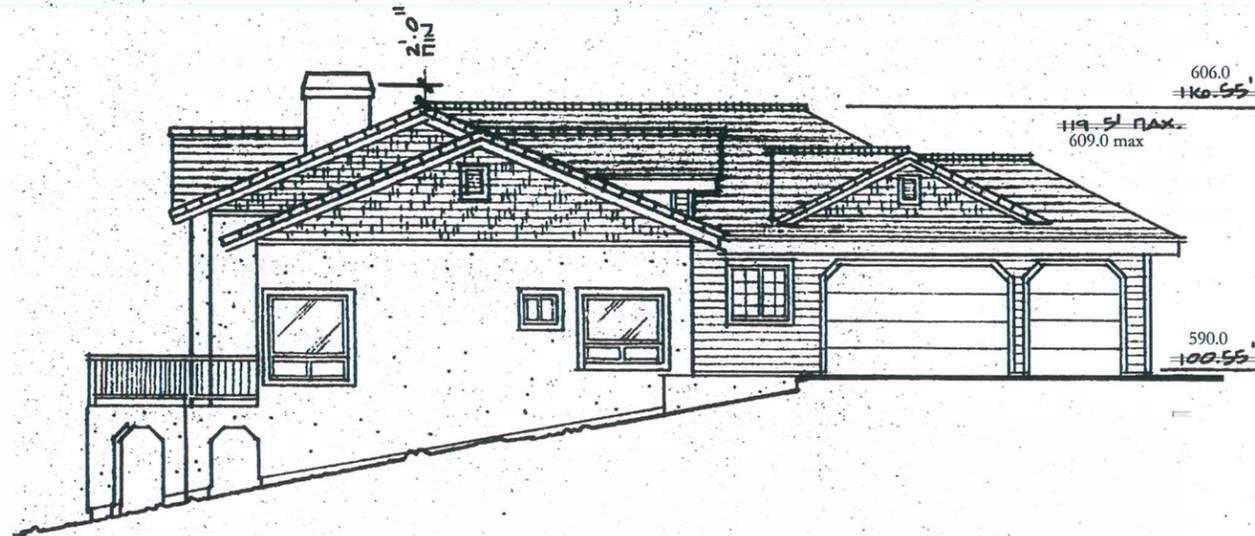
BEING A MODIFICATION OF THE BUILDING CONTROL LINE OF PARCEL 4 AS SHOWN ON THE ADDITIONAL MAP SHEET OF PARCEL MAP CO 97-0236 AS FILED IN BOOK 54 OF PARCEL MAPS AT PAGE 83 IN THE OFFICE OF COUNTY CLERK/RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



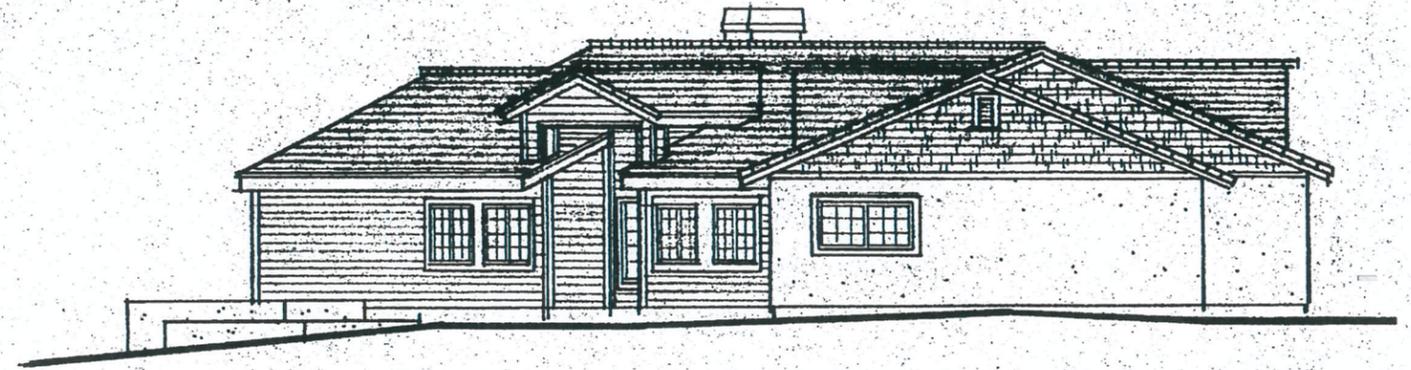
GRANITE RIDGE
DEVELOPMENT CONSULTANTS
8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582



FRONT ELEVATION
SCALE: 1" = 4'



LEFT SIDE ELEVATION
SCALE: 1" = 4'



RIGHT SIDE ELEVATION
SCALE: 1" = 4'



REAR ELEVATION
SCALE: 1" = 4'

TENTATIVE
PARCEL MAP CO 16-0128
BEING A MODIFICATION OF THE BUILDING CONTROL LINE OF
PARCEL 4 AS SHOWN ON THE ADDITIONAL MAP SHEET OF
PARCEL MAP CO 97-0236 AS FILED IN BOOK 54 OF
PARCEL MAPS AT PAGE 83 IN THE OFFICE OF COUNTY
CLERK/RECORDER, COUNTY OF SAN LUIS OBISPO, STATE
OF CALIFORNIA.



GRANITE RIDGE
DEVELOPMENT CONSULTANTS
8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582



Parcel Summary Report For Parcel # 044-261-054

2/26/2016
11:22:30AM

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 STEPHENSON NICHOLAS
 PO BOX 1496 ARROYO GRANDE CA 93421-1496
OWN STEPHENSON FAMILY TRUST

Address Information

Status Address

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>
CO97-	236	0004	South Cty. Plan	South County I RR				Y	SC / S2	

Parcel Information

Status Description
Active PM 54-83 PAR 4

Notes

CHECK DOCUMENTS FOR MAP CONDITIONS S970169P IF GRADING OR DEVELOPMENT TRIGGER ANY TYPE OF PERMIT THEN THE CONDITONS ON THIS MAP APPLY. IF IT IS AG EXEMPT GRADING AND TREE REMOVAL FOR CROPS AND WE CAN CLEARLY SEE THIS THEN THE CONDITONS DO NOT APPLY TO THIS TYPE OF USE. PER RH/BR/SM 7/23/14

1173 & 1175 DAIRY LN ADDRESSES REMOVED FROM THIS APN. THESE ADDRESSES ARE ASSOCIATED ON APN 044-261-053 PER S970169P - DJH 12/30/2014.

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



Parcel Summary Report For Parcel # 044-261-054

2/26/2016
11:22:31AM

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:

COD2014-00031 CLD Primary Parcel

Description:

REPORTED TREE REMOVAL FOR DEVELOPMENT

COD2014-00112 CLD Primary Parcel

Description:

REPORTED TREE REMOVAL AND GRADING OR ROAD ACCESS

COD2014-00229 REC Primary Parcel

Description:

GRADING WITHOUT PERMIT

DRC2015-00015 INH Primary Parcel

Description:

GRADING IN EXCESS OF 1 ACRES, MODIFICATION OF BUILDING CONTROL LINES.

GRA2015-00008 REC Primary Parcel

Description:

AGRICULTURAL GRADING TO ESTABLISH A VINEYARD (NOTE: DOES NOT INCLUDE ROAD, AS-BUILT GRADING UNDER COD2014-00229 / DRC2015-00015)

PMT2015-00205 REC Primary Parcel

Description:

AS-BUILT MAJOR ENGINEERED GRADING TO RECTIFY COD 2014-00229 FOR AG ROAD USE TO SERVE AGRICULTURE USE ONLY. THIS PERMIT REQUIRES REMEDIAL GRADING WORK AND EROSION & SEDIMENTATION TO STABILIZE THE SITE ONLY. THE RESIDENCE & TANK PAD FOR THE FUTURE WILL NOT INCLUDE A PAD CERTIFICATION. IN FACT PLANNING SAYS THEY CANNOT BUILD A HOUSE IN THIS LOCATION WHERE THE FUTURE HOUSE PAD HAS BEEN GRADED BECAUSE IT DOES NOT MEET THE CONDITIONS OF APPROVAL FOR THE TRACT. THE AS-BUILT GRADING DONE TO DATE INCLUDES AG ROAD IMPROVEMENTS AND (1) PAD AT ELEVATION 603 FT. FOR A FUTURE RESIDENCE (NOT ALLOWED BY PLANNING) & (1) PAD AT ELEVATION 615 FT. (SMALL UPPER PAD) FOR 6 SMALL WATER TANKS." A SEPARATE PERMIT FOR DRIVEWAY IMPROVEMENTS TO MEET CAL FIRE STANDARDS TO SERVE A FUTURE RESIDENCE SHALL BE REQUIRED.

PRE2014-00036 MET Primary Parcel

Description:

OUTDOOR NURSERY SPECIALTY/RESIDENTIAL CARETAKER UNIT. FUTURE CROP PRODUCTION PLUS SFR.

S970169P RDD Primary Parcel

Description:

4-LOT SUBDIVISION

SEP2013-00337 ISS Primary Parcel

Description:

Septic Inspection



Parcel Summary Report For Parcel # 044-261-054

2/26/2016
11:22:31AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2015-00055

REC

Primary Parcel

Description:

MODIFY THE BUILDING CONTROL LINE ON THE ADDITIONAL MAP SHEET OF CO 97-0236 TO ALLOW FOR DEVELOPMENT OUTSIDE OF THE LINES PRESENT LOCATION.