



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/8/2010

TO: _____

FROM: Paul Sittig, Coastal Team

PROJECT DESCRIPTION: SUB2009-00045 TR 3023 BIAGGINI- Two parcel subdivision splitting a 330.69 acre parcel into 2 parcels of 160 acres and 170.69 acres. Site located off Atascadero Rd., Morro Bay. APN: 073-011-055.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 6/22/2010 please.

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

TRACT
3023

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

EST/ REST

AG FH GS LCP RL SRV

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Harold Biaggini Daytime Phone (805) 772-7138
 Mailing Address 1148 Market Avenue Zip Code 93442
 Email Address: _____

Applicant Name Harold Biaggini Daytime Phone (805) 772-7138
 Mailing Address Same as above Zip Code _____
 Email Address: _____

Agent Name Westland Engineering, Inc. Daytime Phone (805) 541-2394
 Mailing Address 3480 S. Higuera Street, Ste 130 Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 330.69 Acres Assessor Parcel Number(s): 073-011-055
 Legal Description: Merged parcel as described in Certificate of Compliance in Doc. No. 2004044311, Sections 3 & 10
 Address of the project (if known): 2980 Atascadero Rd, Morro Bay of T29S, R11E in County of SLO
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 1 North to Atascadero/Hwy 41 East

Describe current uses, existing structures, and other improvements and vegetation on the property:
Residence, barn, trees, vacant land

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): One existing parcel into two lots
 (Lot 1 = 160 Acres and Lot 2 = 170.69)

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 Harold Biaggini Date 12/16/2010

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 160 Acres and 170.69 Acres
Number of existing lots, parcels or certificates: (1) One Existing parcel sizes: 330.69 Acres
What will the property be used for after division: Vacant
Is the property part of a previous subdivision that you filed? Yes No
If Yes, what was the map number: Tract No: _____ CO 76-102 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 Certificate/Voluntary Merger
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? 81+

Describe existing and future access to the proposed project site: Highway 41 / Atascadero Road

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

North: Rural Land South: Agriculture / Grazing
East: Agriculture / Open Space / Grazing West: Agriculture - Orange Trees/Vines, Residence

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 _____

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)

Acreeage 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: 73.38 acres
Moderate slopes of 10-30%: 101.52 acres
Steep slopes over 30%: 150.79 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Chorro Creek or Morro Creek
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: Chorro Creek or Morro Creek
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Atascadero Road / Hwy 41

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: Mission Country Disposal
- 3. Where is the waste disposal storage in relation to buildings? Adjacent 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 Unified School District
- 2. Location of nearest police station: Sheriff's Coast Station, 2099 10th Street, Los Osos
- 3. Location of nearest fire station: Cal-fire Morro Toro Fire Station, Hwy 41, Morro Bay
- 4. Location of nearest public transit stop: CCAT, Morro Bay Park, Morro Bay
- 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: Agriculture / 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 Not in Ag

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: Poor soils, inadequate water, steep slopes

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): None
- 2. Will the development occur in phases? Yes No
 If yes describe: _____
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information

- 1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: None

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

- 1. List any mitigation measures that you propose to lessen the impacts associated with your project:

- 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): CO 76-102

Other Related Permits

- 1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Recordation of Final Map

(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.)

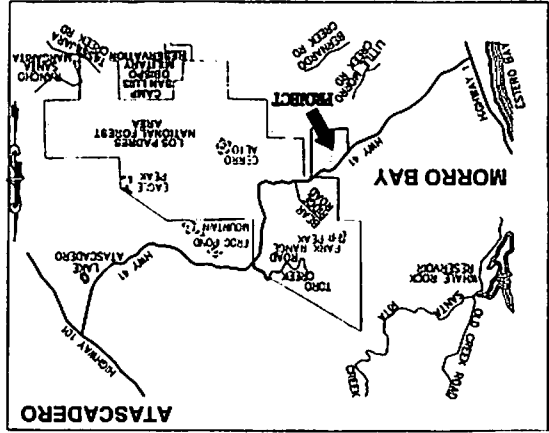
OWNER'S STATEMENT
 I HEREBY AFFIRM FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND STATE THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 WESTLAND ENGINEERING INC.
 3460 S. MIDWAY, SUITE 130
 SAN LUIS OBISPO, CA 93401
 (805) 541-2394

ENGINEER'S STATEMENT
 I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLES WITH THE LOT DIVISION ORDINANCE OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA.
 HAROLD BIAGGINI
 1148 MARKET AVE
 MORRO BAY, CA 93442
 (805) 773-2158



TOPOGRAPHIC MAPPING
 TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE USGS MORRO BAY-WORTH QUADRANGLE.
PROPERTY INFORMATION
 APR. 073-011-055
 TOTAL SITE AREA: 330.68 ACRES
 BOOK 0 PAGE 282 OF DEEDS

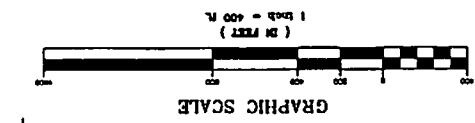
UNPLOTTABLE EASEMENTS
 BOOK 0 PAGE 283 OF DEEDS



VICINITY MAP
 NO SCALE

TRACT 3023
VESTING TENTATIVE MAP
 PREPARED FOR:
HAROLD BIAGGINI
 PREPARED BY:
WESTLAND ENGINEERING INC.
 3460 S. MIDWAY, SUITE 130
 SAN LUIS OBISPO, CALIFORNIA 93401
 (805) 541-2394
 MAY 2009 JOB NO. 06.011
 SHEET 1 OF 1

MAY 2009 JOB NO. 06.011
 SHEET 1 OF 1

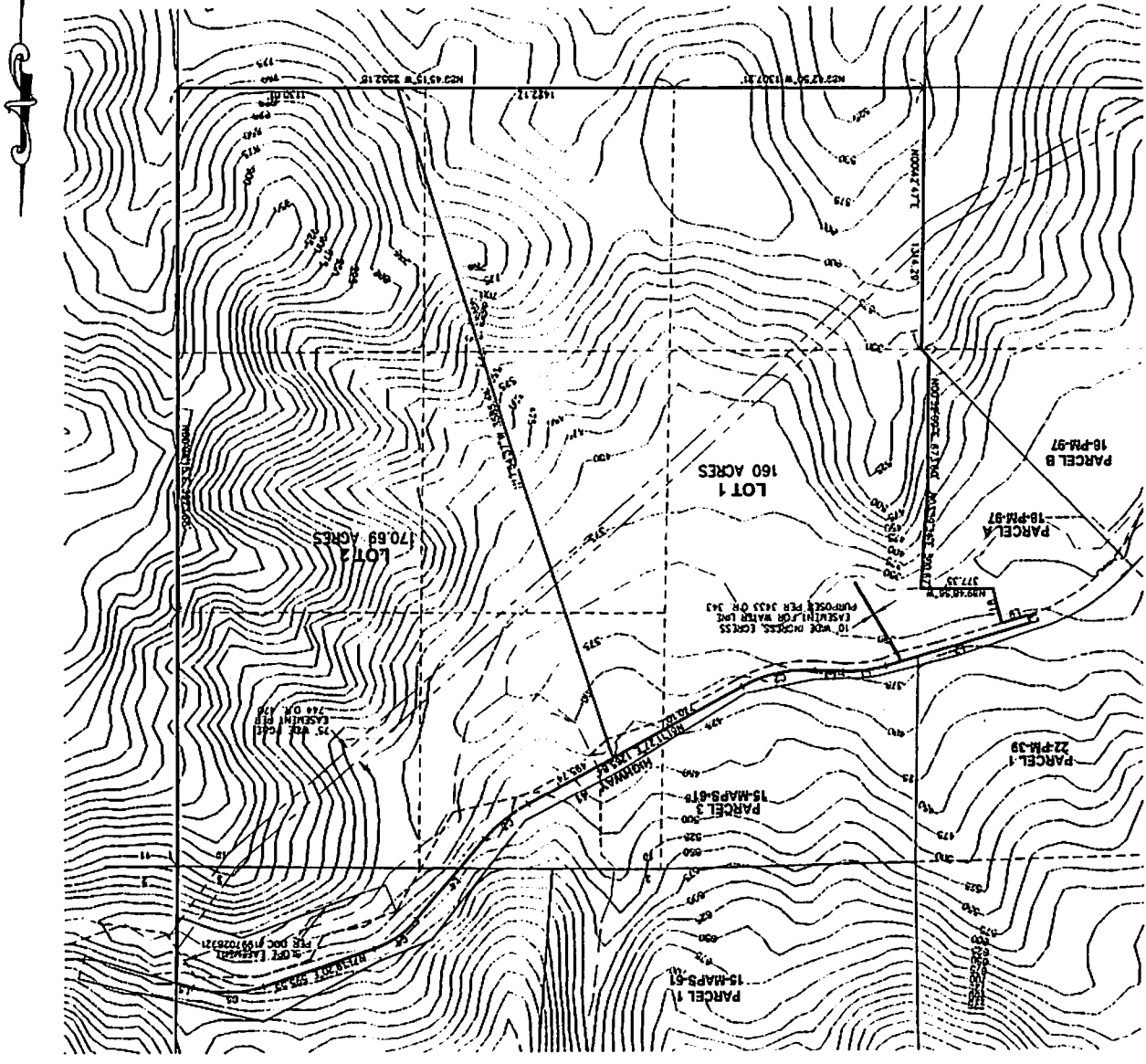


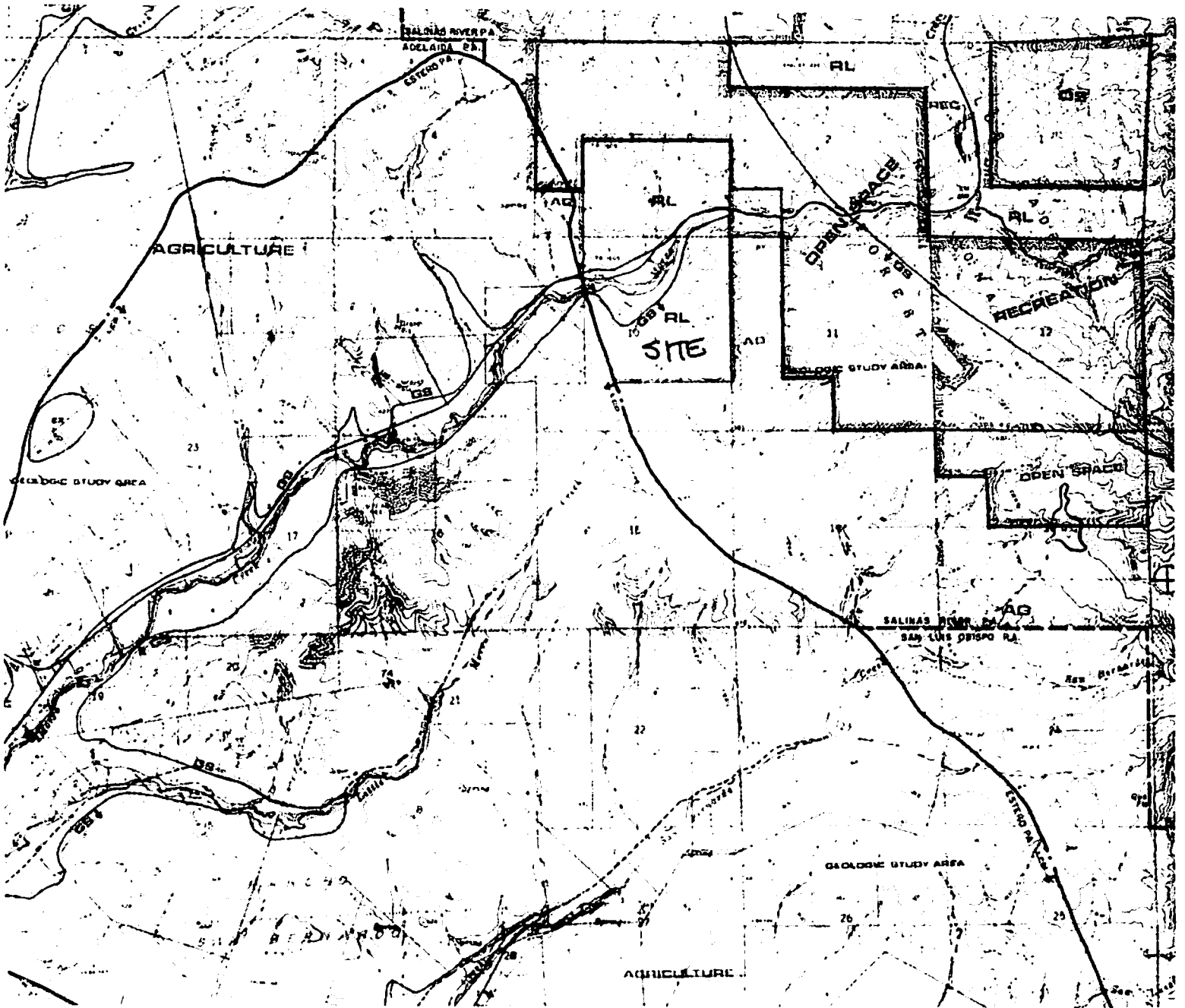
CURVE TABLE

CURVE DELTA	RADIUS	LENGTH
C1	100.00	100.00
C2	100.00	100.00
C3	100.00	100.00
C4	100.00	100.00
C5	100.00	100.00
C6	100.00	100.00
C7	100.00	100.00
C8	100.00	100.00
C9	100.00	100.00
C10	100.00	100.00
C11	100.00	100.00
C12	100.00	100.00
C13	100.00	100.00
C14	100.00	100.00
C15	100.00	100.00
C16	100.00	100.00
C17	100.00	100.00
C18	100.00	100.00
C19	100.00	100.00
C20	100.00	100.00

LINE TABLE

LINE BEARING	DISTANCE
L1	100.00
L2	100.00
L3	100.00
L4	100.00
L5	100.00
L6	100.00
L7	100.00
L8	100.00
L9	100.00
L10	100.00
L11	100.00
L12	100.00
L13	100.00
L14	100.00
L15	100.00
L16	100.00
L17	100.00
L18	100.00
L19	100.00
L20	100.00







Parcel Summary Report For Parcel # 073-011-055

4/14/2010
11:34:26AM

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 BAXLEY CHRISTINA K
77820 VINEYARD CANYON SAN MIGUEL CA 93451-9757

OWN BIAGGINI CLARENCE E

OWN BIAGGINI CLARENCE E TRUST

OWN BIAGGINI ED JR

OWN BIAGGINI HAROLD J

OWN BIAGGINI HAROLD J FAMILY TRUST

Address Information

Status Address
P 02980 ATASCADERO RD RSAL

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>
073011	055	0001	Estero Rural	Estero	FH	GS		N		
M04-	137	0001	Estero Rural	Estero	AG	LCP	SRV	Y		
APV.C03-	275	0001	Estero Rural	Estero				N	S2	

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>
073011	055	0003	Salinas Rural	Salinas	RL	GS	FH	N		



Parcel Summary Report For Parcel # 073-011-055

4/14/2010
11:34:26AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Parcel Information

Status Description

Active PM 22/39 PTN PAR 3 & PM 1 8-97 PTN PAR A

Notes

Tax Districts

NO. 02 ROAD-CO/SUPVR

AREA NO. 21 COUNTY SERVICE

SAN LUIS COASTAL UNIFIED SCHOOL

SAN LUIS OBISPO JT(27,40) COMM. COLLEGE

CAYUCOS-MORRO CEMETERY

Case Information

Case Number:

Case Status:

COD2008-00184 CLD Primary Parcel

Description:

REPORTED OCC RV'S (2)

D890099D WIT Primary Parcel

Description:

DEV PLAN WITH CONCURRENT TRACT 1811

PMT2002-21235 WIT Primary Parcel

Description:

CONST SFD DO# B2311

PMT2002-21236 WIT Primary Parcel

Description:

CONST SFD DO# B2309

S030033C RDD Primary Parcel

Description:

PROP 1 COND CERT OF COMP

S890083T WIT Primary Parcel

Description:

REVISED MAP PROPOSING TWO PARCELS



Parcel Summary Report For Parcel # 073-011-055

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

SUB2003-00114 RDD Primary Parcel

Description:
PROP 2 TO 1 MERGER (COND OF COND CERT C03-275)

SUB2009-00045 REC Primary Parcel

Description:
2 PARCEL SUBDIVISION