



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/29/2010

TO: _____

FROM: Paul Sittig, Coastal Team

PROJECT DESCRIPTION: DRC2010-00007 COAL 10-0079 TRINITY UNITED METHODIST- Lot line adjustment from 4 to 3 parcels. Site located off Los Osos Valley Road in Los Osos. APN: 074-052-035 and 051.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 8/12/2010 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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

GENERAL APPLICAT

San Luis Obispo County Department of Planning and

SUB2010-00007 COAL10-0079 TRINITY UNITED M

Lot Line Adjustment

LOT LINE ADJUSTMENT FROM 4 TO 3

PARCELS

EST/ LSOS

PXS

AS LCP RSF

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Voluntary Merger
- Certificate
- Parcel Map
- Tract Map
- Receiving
- Condominium (new or conversion)
- Road Abandonment
- Road Name
- Reversion to Acreage
- Reconsideration

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Trinity United Methodist Daytime Phone 528-1649
 Mailing Address 490 Los Osos Valley Rd Zip 93402
 Email Address: _____

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

Agent Name Crizer Design Co Inc Daytime Phone 528-4812
 Mailing Address PO Box 6952 Zip 93412
 Email Address: Crizerdesign@sbcglobal.net

PROPERTY INFORMATION

Total Size of Site: _____ Assessor Parcel Number(s): 074-052-035/051
 Legal Description: Section 13, T30S, R10E, M.D.M.
 Address of the project (if known): 490 + 490 Los Osos Valley Rd Los Osos
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: West on Los Osos Valley Rd, property located at NW corner of Pine Ave + Los Osos Valley Rd.
 Describe current uses, existing structures, and other improvements and vegetation on the property: 490 LOU Rd = SFR w/ detached garage, 490 LOU Rd - Trinity United Methodist Church

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): _____
see map

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Beth Crizer (agent) Dat 7/27/10

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? 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?: 2.10 AC / .73 AC^S

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 1.47 AC / 1.3

What will the property be used for after division: No Δ in use

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 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?: 2 Parcels 1.04 A

Describe existing and future access to the proposed project site: To remain the same

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

North: SFR

South: SFR

East: SFR

West: SFR

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 If yes, please submit copy No NA

Proposed sewage disposal: Individual on-site system Other Existing On-site

Community System - List the agency or company responsible for sewage disposal: Shp

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: South Bay Fire Dept - CDF

List available or ^{existing} 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: Add additional sq. ft. to Parcel 3 for possible future expansion of Church

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 slop 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 mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits 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 of conversion of one or more dwellings (includes mobilehomes) 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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: all acres
Moderate slopes of 10-30%: _____ 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 N/A
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: Los Osos Valley Rd, Los Osos

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? N/A
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: N/A
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach N/A
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

Systems existing to Δ

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
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: Mission Disposal
3. Where is the waste disposal storage in relation to buildings? Mission Disposal
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No Mission Disposal

Community Service Information

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: 10th St + Los Olivos
3. Location of nearest fire station: Bayview Hgts Dr.
4. Location of nearest public transit stop: NE Corner of LOU Rd + 10th St.
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

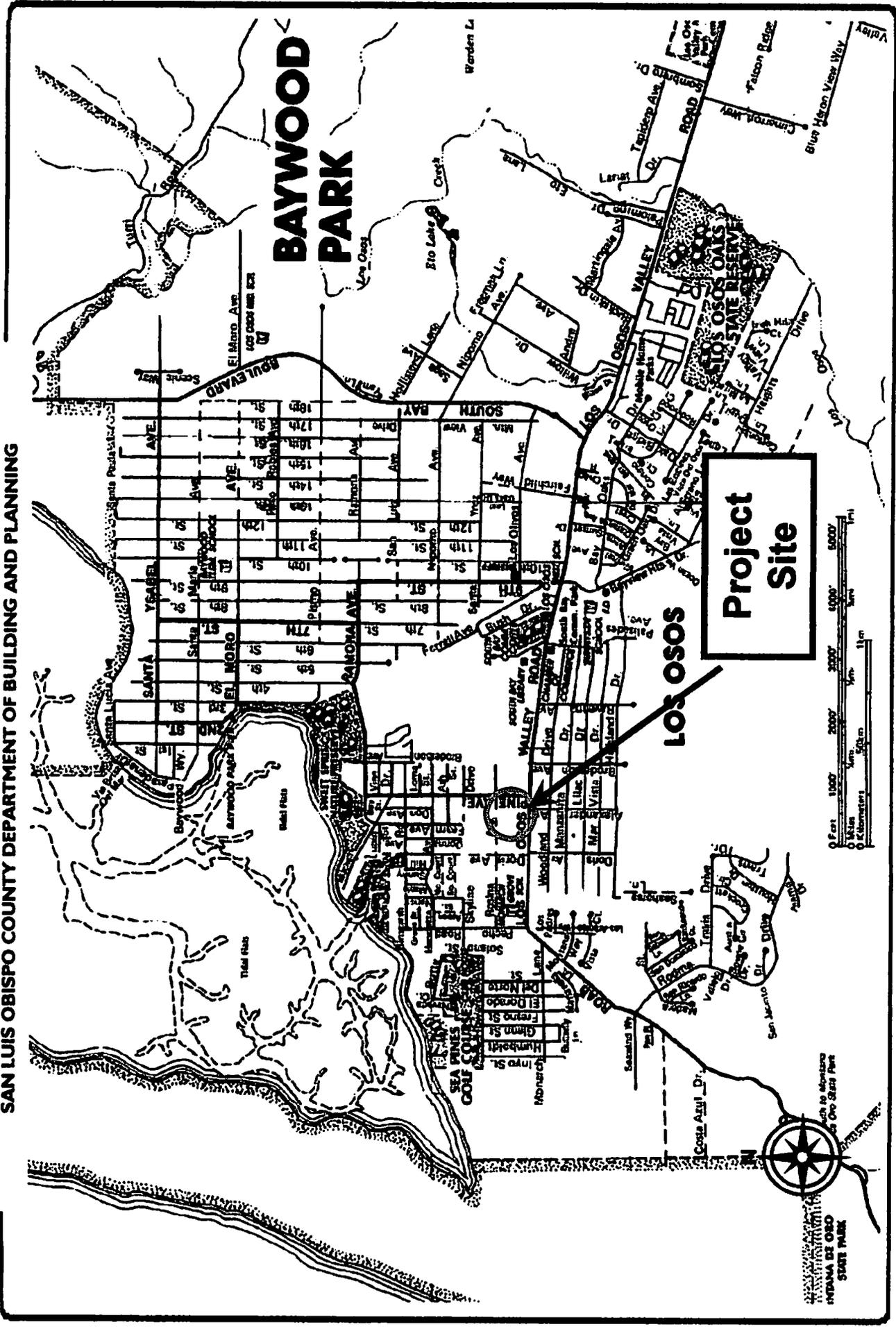
Historic and Archeological Information

1. Please describe the historic use of the property: Church + SFR
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: 1) within the Agricultural land use category or 2) your site is 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: _____



PROJECT
 Lot Line Adjustment / Coastal Development Permit
 SUB2006-00090 Trinity United Methodist



EXHIBIT
 Los Osos Vicinity



PROJECT

Lot Line Adjustment / Coastal Development Permit
SUB2006-00090 Trinity United Methodist

EXHIBIT

Aerial Photograph



UTILITY PLAN FOR TENTATIVE PARCEL MAP COAL 06-0259

BEING A LOT LINE ADJUSTMENT BETWEEN THE LANDS DESCRIBED IN THE DEEDS TO TRINITY UNITED METHODIST CHURCH OF LOS OSOS DOCUMENT NO. S 1999-031124 AND 1068-OR-152 IN THE OFFICE OF THE COUNTY RECORDER

SAN LUIS OBISPO COUNTY, CALIFORNIA

CRIZAL DESIGN CO. INC.
11/14/07

PARCEL INFORMATION

EXISTING PARCELS
 PARCEL 1 - AREA = 104 AC
 PARCEL 2 - AREA = 104 AC
 PARCEL 3 - AREA = 138 AC
 TOTAL AREA = 346 AC

DOC 1999-031124
 PARCEL AREA = 137 AC
 TOTAL AREA = 431 AC

PROPOSED PARCELS
 PARCEL 1 - AREA = 0.36 AC (RESIDENCE @ 400 LOTS)
 PARCEL 2 - AREA = 3.36 AC (DURCH BLD. @ 400 LOTS)
 PARCEL 3 - AREA = 0.73 AC (RESIDENCE @ 400 LOTS)
 PARCEL 4 - AREA = 0.23 AC
 TOTAL AREA = 4.68 AC



SCALE 1" = 40'
 GRAPHIC SCALE



UNITY PLAN FOR TRINITY UNITED METHODIST CHURCH

TPM COAL 06-0259
 TRINITY UNITED METHODIST CHURCH
 TENTATIVE PARCEL MAP

COUNTY OF SAN LUIS OBISPO, CA

TM-1

SHEET 1 OF 1

DATE 11/14/07

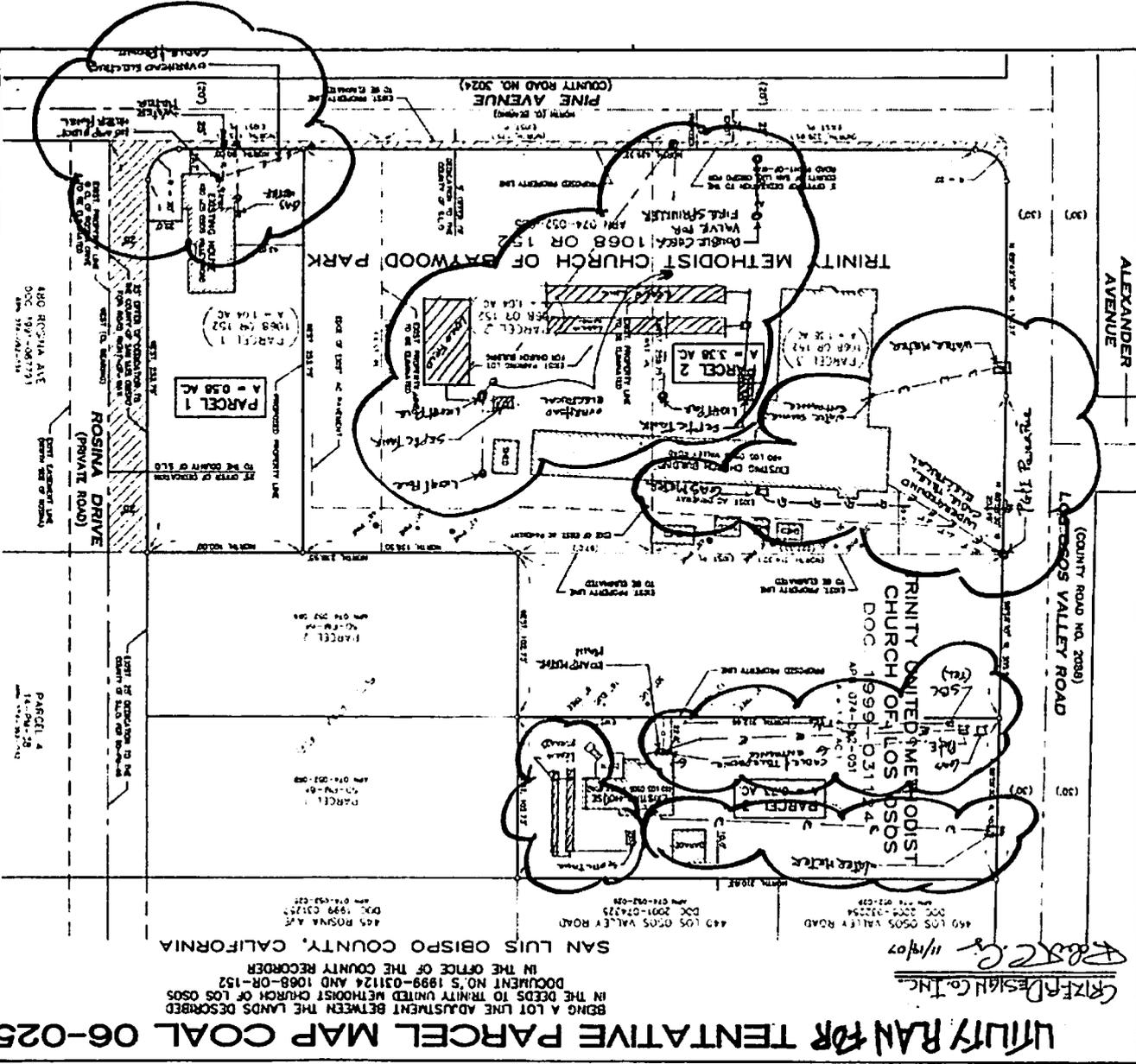
TRINITY UNITED METHODIST CHURCH OF LOS OSOS
 400 LOS OSOS VALLEY ROAD, LOS OSOS, CA

PROJECT
 Lot Line Adjustment / Coastal Development Permit
 SUB2006-00090 Trinity United Methodist



EXHIBIT

Lot Line Adjustment - Utility Plan

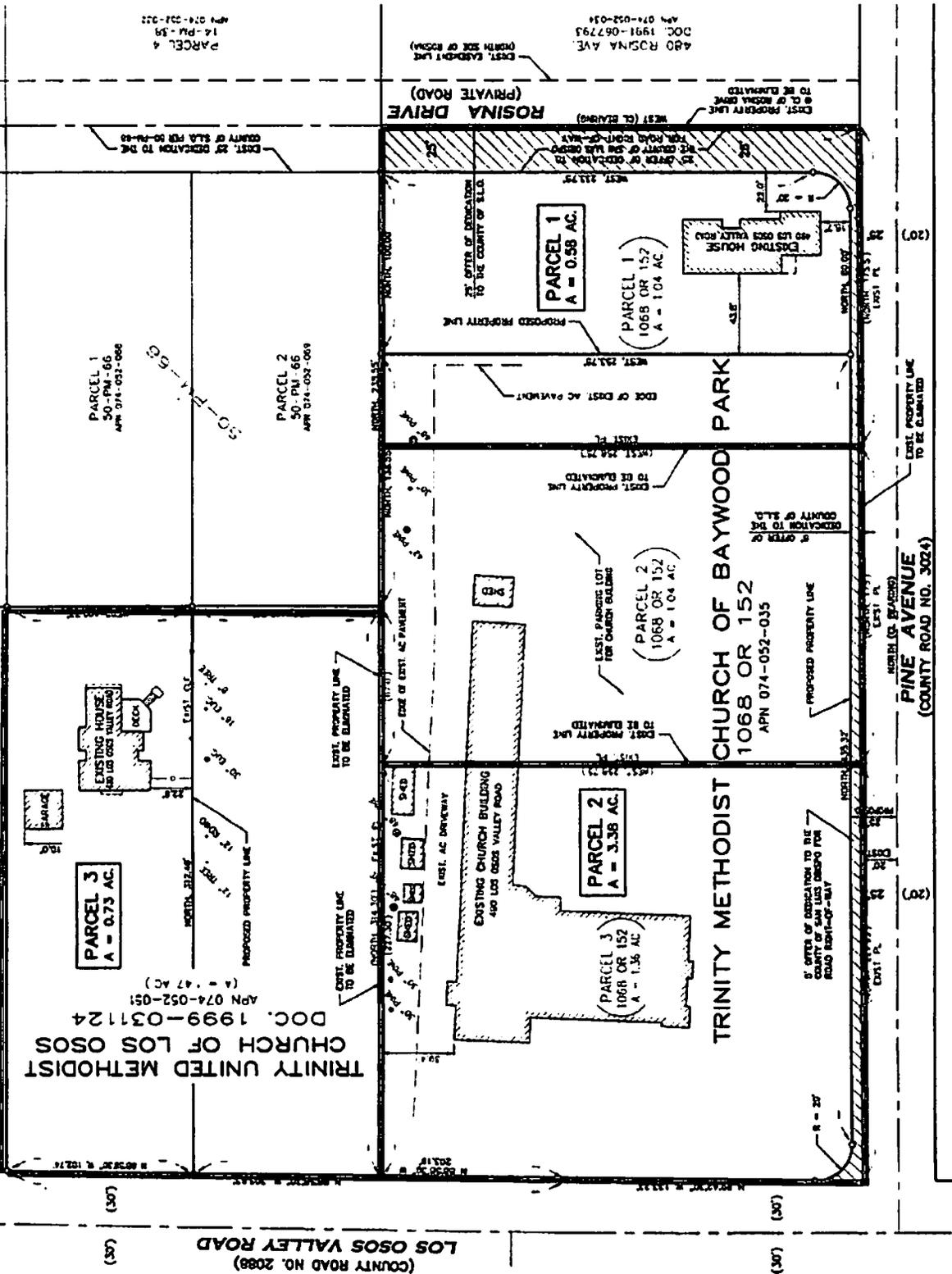


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

460 LOS OSOS VALLEY ROAD
 DOC. 2005-032254
 APN 074-052-020

440 LOS OSOS VALLEY ROAD
 DOC. 2001-074325
 APN 074-052-020

445 ROSINA AVE.
 DOC. 1999-031257
 APN 074-052-025



TRINITY UNITED METHODIST
 CHURCH OF LOS OSOS
 DOC. 1999-031124
 APN 074-052-051
 (A = .47 AC)

PARCEL 3
 A = 0.73 AC

EXISTING HOUSE
 440 LOS OSOS VALLEY ROAD

PARCEL 2
 A = 3.38 AC

PARCEL 2
 1068 OR 152
 A = 1.04 AC

PARCEL 1
 1068 OR 152
 A = 1.04 AC

PARCEL 1
 A = 0.58 AC

TRINITY METHODIST

CHURCH OF BAYWOOD PARK
 1068 OR 152
 APN 074-052-035

CHURCH OF BAYWOOD PARK

PINE AVENUE
 (COUNTY ROAD NO. 3024)

ROSINA DRIVE
 (PRIVATE ROAD)

LOS OSOS VALLEY ROAD
 (COUNTY ROAD NO. 2088)

ALEXANDER AVENUE

PROJECT
 Lot Line Adjustment / Coastal Development Permit
 SUB2006-00090 Trinity United Methodist

EXHIBIT
 Lot Line Adjustment - Existing Parcels



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

460 LOS OSOS VALLEY ROAD
 DOC. 2003-032254
 APN 074-032-073

440 LOS OSOS VALLEY ROAD
 DOC. 2001-074375
 APN 074-032-078

445 ROSINA AVE.
 DOC. 1999-031257
 APN 074-032-027

TRINITY UNITED METHODIST
 CHURCH OF LOS OSOS
 DOC. 1999-031124
 APN 074-032-051
 (A = 47 AC)

PARCEL 3
 A = 0.73 AC.

EXISTING HOUSE
 460 LOS OSOS VALLEY ROAD

PARCEL 1
 50 PM-66
 APN 074-032-068

PARCEL 2
 50 PM-66
 APN 074-032-068

PARCEL 2
 A = 3.38 AC.

PARCEL 3
 1068 OR 152
 A = 1.36 AC.

PARCEL 2
 1068 OR 152
 A = 1.04 AC.

PARCEL 1
 A = 0.58 AC.

PARCEL 1
 1068 OR 152
 A = 1.04 AC.

TRINITY METHODIST CHURCH OF BAYWOOD PARK
 1068 OR 152
 APN 074-052-035

EXISTING CHURCH BUILDING
 460 LOS OSOS VALLEY ROAD

EXISTING HOUSE
 460 LOS OSOS VALLEY ROAD

480 ROSINA AVE.
 DOC. 1991-087293
 APN 074-032-034

ROSINA DRIVE
 (PRIVATE ROAD)

PINE AVENUE
 (COUNTY ROAD NO. 3024)

ALEXANDER AVENUE

LOS OSOS VALLEY ROAD
 (COUNTY ROAD NO. 2088)

PROJECT
 Lot Line Adjustment / Coastal Development Permit
 SUB2006-00090 Trinity United Methodist



EXHIBIT
 Lot Line Adjustment - Proposed Parcels



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

January 10, 2008

Trinity United Methodist
490 Los Osos Valley Road
Los Osos, CA 93402

Crizer Design
P.O. Box 6952
Los Osos, CA 93412

NOTICE OF FINAL COUNTY ACTION

HEARING DATE: January 7, 2008

SUBJECT: **TRINITY UNITED METHODIST**
County File Number: SUB2006-00090 / COAL 06-0259
Document Number: **2008-002**

LOCATED WITHIN COASTAL ZONE: NO

The above-referenced application was approved on the above-referenced date by the San Luis Obispo County Subdivision Review Board. A copy of the findings and conditions are enclosed. The conditions of approval must be completed as set forth in this document.

An approved or conditionally approved lot line adjustment shall expire unless completed and finalized within two years after its approval or conditional approval. The expiration of the approved or conditionally approved lot line Adjustment shall terminate all proceedings and no certificate of compliance recognizing the lot lines described in said lot line adjustment shall be recorded without first processing a new lot line adjustment application. Upon application by the applicant, filed prior to the expiration of the approved or conditionally approved lot line adjustment, the time at which the lot line adjustment expires may be extended by the Subdivision Review Board for a period or periods not exceeding a total of one year. (Sec 21.02.030 (f))

If you disagree with this action, pursuant to County Real Property Division Ordinance Section 21.04.020, you have the right to appeal this decision to the Board of Supervisors up to 14 calendar days after the date of the action, in writing, to the Department of Planning and Building. The appeal fee is \$625.00 and must accompany your appeal form. We will only accept the original appeal form with an original signature, as a FAX will not be accepted.

If you have any questions regarding this matter, please contact me at (805) 781-5718.

Sincerely,

NICOLE RETANA, SECRETARY
COUNTY SUBDIVISION REVIEW BOARD

cc: Public Works Department

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

• FAX: (805) 781-1242 • WEBSITE: <http://www.slobplanning.org>

FINDINGS - EXHIBIT A

Lot Line Adjustment

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the proposed adjustment conforms to the County's General Plan, the Estero Area Plan, and the zoning and building ordinances, and the proposed configuration results in a situation that is equal to or better than the existing configuration..
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

Coastal Access

- D. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

CEQA Exemption

- E. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because the project consists of lot line adjustments, combining and reconfiguring four (4) existing parcels into three (3) parcels, decreasing the potential for future development.

CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action.
10. Prior to recordation, the applicant shall provide a modified utility plan with the location of septic systems for all current developments.

Staff report prepared by Paul Sittig and reviewed by Bill Robeson.