



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/25/2011

TO: _____

FROM: Paul Sittig and Bill Robeson, Development Review, Current Planning Division

PROJECT DESCRIPTION: SUB2010-00029 COAL 08-0003 STEINER- Lot line adjustment between 2 parcels located off San Simeon Creek Road. APN: 013-271-017 and 021.

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

SUB2010-00029 COAL08-0003 STEINER CREEK C
Lot Line Adjustment

ADJUST LOT LINE BETWEEN TWO PARCELS
TO CENTER OF COUNTY ROAD.
NC/ RNC

AG AS FH GS LCP SRV

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Phelan Land Company II, LLC Daytime Phone (805) 458-0906
 Mailing Address 1973 Hillcrest Dr, Ste A, Arroyo Grande Zip Code 93420
 Email Address: _____

Applicant Name Steiner Creek Cattle Co, LLC Daytime Phone (805) 732-1135
 Mailing Address 5550 S. Telephone Rd, Santa Maria Zip Code 93455
 Email Address: _____

Agent Name Aaron B. Smith Daytime Phone (805) 739-5500
 Mailing Address 426 Bacallus Ave, Suite 200, Santa Maria Zip Code 93454
 Email Address: absmith.law@verizon.net

PROPERTY INFORMATION

Total Size of Site: 160 ac ± & 160 ac ± Assessor Parcel Number(s): 013-271-017 & 013-271-021
 Legal Description: Parcels E and F of Parcel Map No CO-84-269, in the County of
 Address of the project (if known): 3310 San Simeon Creek Rd. SLO, stat
 Directions to the site (including gate codes) - describe first with name of road providing primary access to of CA,
 the site, then nearest roads, landmarks, etc.: San Simeon Creek Rd at 2nd San. Mt,
County bridge 1986,
 Describe current uses, existing structures, and other improvements and vegetation on the property: Range land Book 38
Page 70.

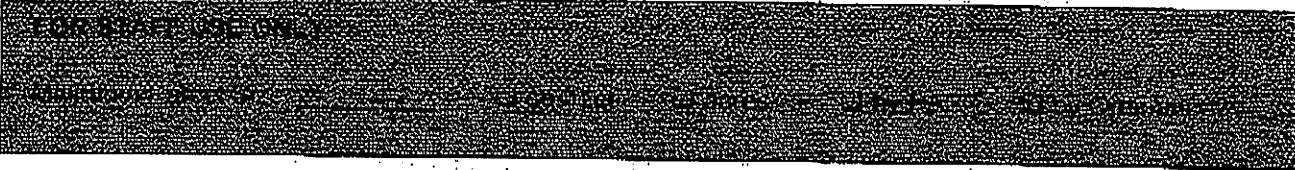
PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Move lot line of Parcel E to
center of County Rd. (San Simeon Creek Rd.), thus expanding Parcel F. Lane
is currently used by Parcel F owner and is isolated from Parcel E.

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 Colleen J Phelan Date _____
Colleen Phelan, on behalf of
Colleen Phelan Land Co II, LLC



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

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APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Steiner Creek Cattle Co, LLC Daytime Phone (805) 732-1135
 Mailing Address 5550 S. Telephone Rd, Santa Maria Zip Code 93455
 Email Address: _____

Applicant Name Steiner Creek Cattle Co, LLC Daytime Phone (805) 732-1135
 Mailing Address 5550 S. Telephone Rd, Santa Maria Zip Code 93455
 Email Address: _____

Agent Name Aaron B Smith Daytime Phone (805) 739-5500
 Mailing Address 426 Barrilow Ave, Suite 200, Santa Maria Zip Code 93454
 Email Address: asmith@lawtorevision.net

PROPERTY INFORMATION

Total Size of Site: 16.0 ac ± Assessor Parcel Number(s): 013-271-017 & 013-271-021
 Legal Description: Parcels E and I of Parcel Map No. CO-84-289, in the County of
 Address of the project (if known): 3310 San Simón Creek Rd SLO, Sta
 Directions to the site (including gate codes) - describe first with name of road providing primary access to of CA
 the site, then nearest roads, landmarks, etc. San Simón Creek Rd at 2nd Jan. Mt,
 County bridge 1986
 Describe current uses, existing structures, and other improvements and vegetation on the property: Range land Book 38
 Page 70

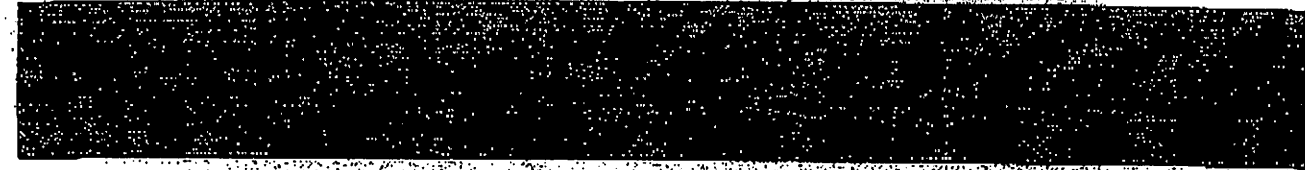
PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Move lot line of Parcel E to center of County Rd if San Simón Creek Rd, thus expanding Parcel I. Lot is currently used by Parcel I owner and is isolated from Parcel E.

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 Patrick Pheasant Date 7-19-10
Patrick Pheasant, on behalf of Steiner Creek Cattle Co, LLC



LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 156 to 164 acres ±

Number of existing lots, parcels or certificates: 2 Parcels Existing parcel sizes: 160 acres ±

What will the property be used for after division: No change 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 84-269

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: Same - San Simeon Creek Rd.

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

North: Agricultural South: Same

East: Same West: Same

N/A 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

N/A 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

N/A Fire Agency: List the agency responsible for fire protection: _____

N/A 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. _____

n/A

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: _____

n/A

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:

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

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

Physical Site Characteristic Information

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

1. Describe the topography of the site:
 Level to gently rolling, 0-10% slopes: 4 ± acres South of road
 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: San Simon Creek
3. Are there any flooding problems on the site or in the surrounding area? Yes No
 If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
 If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
 If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
 If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
 If yes, please list: Project is area south of San Simon Creek Rd.

N/A

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? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
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.

N/A

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
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

N/A

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: Lambria (Nearest town)
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 4. Location of nearest public transit stop: _____
- 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: Agricultural
- 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: The land to be exchanged is more usable to Parcel "I"

Special Project Information

N/A

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): _____

N/A

2. Will the development occur in phases? Yes No
 If yes describe: _____

N/A

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: _____

N/A

4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

n/a

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: _____

None

- 2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

- 3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes No

If yes, please describe and provide "ED" number(s): _____

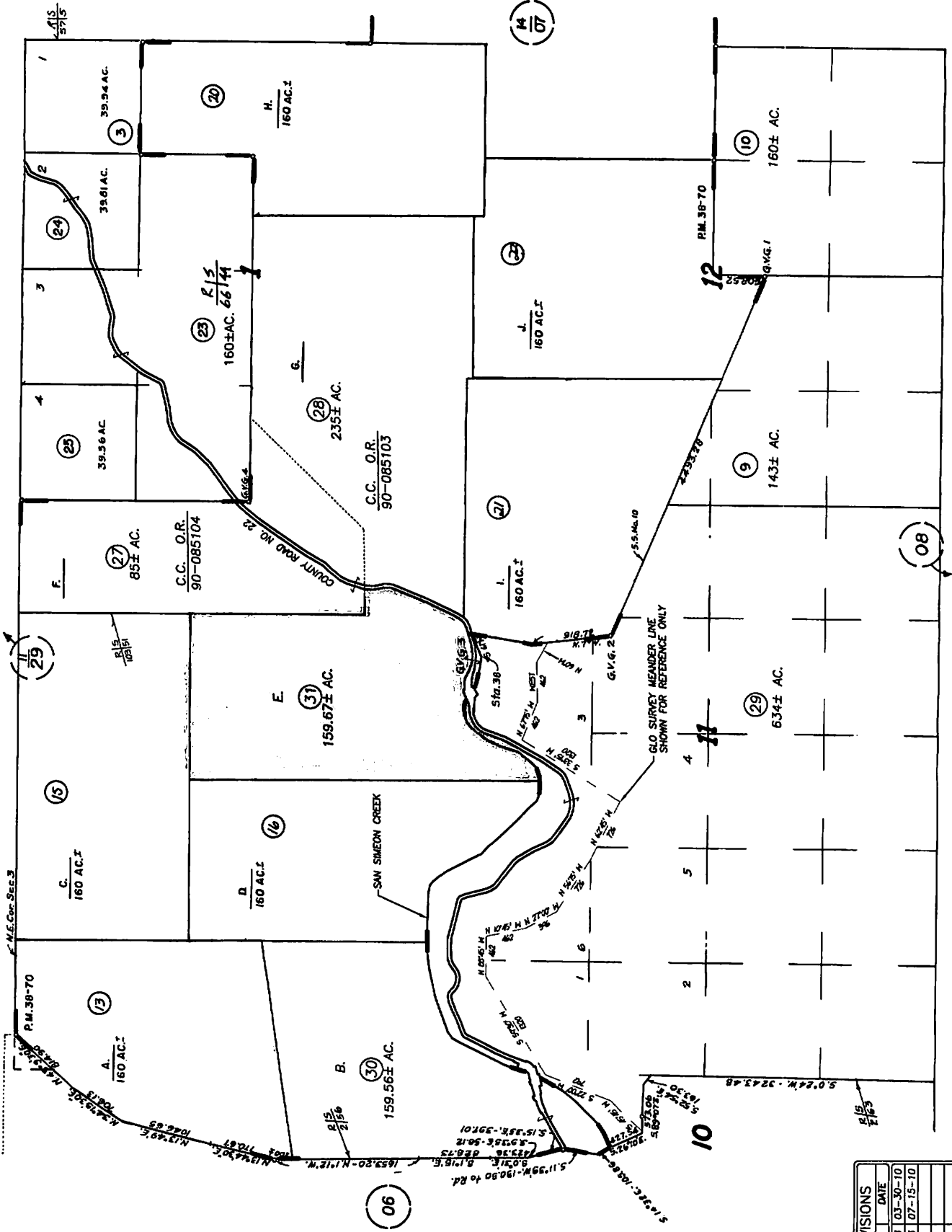
Other Related Permits

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

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

013-271-031

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REVISIONS	I.S.	DATE
	10-218	03-30-10
	11-013	07-15-10

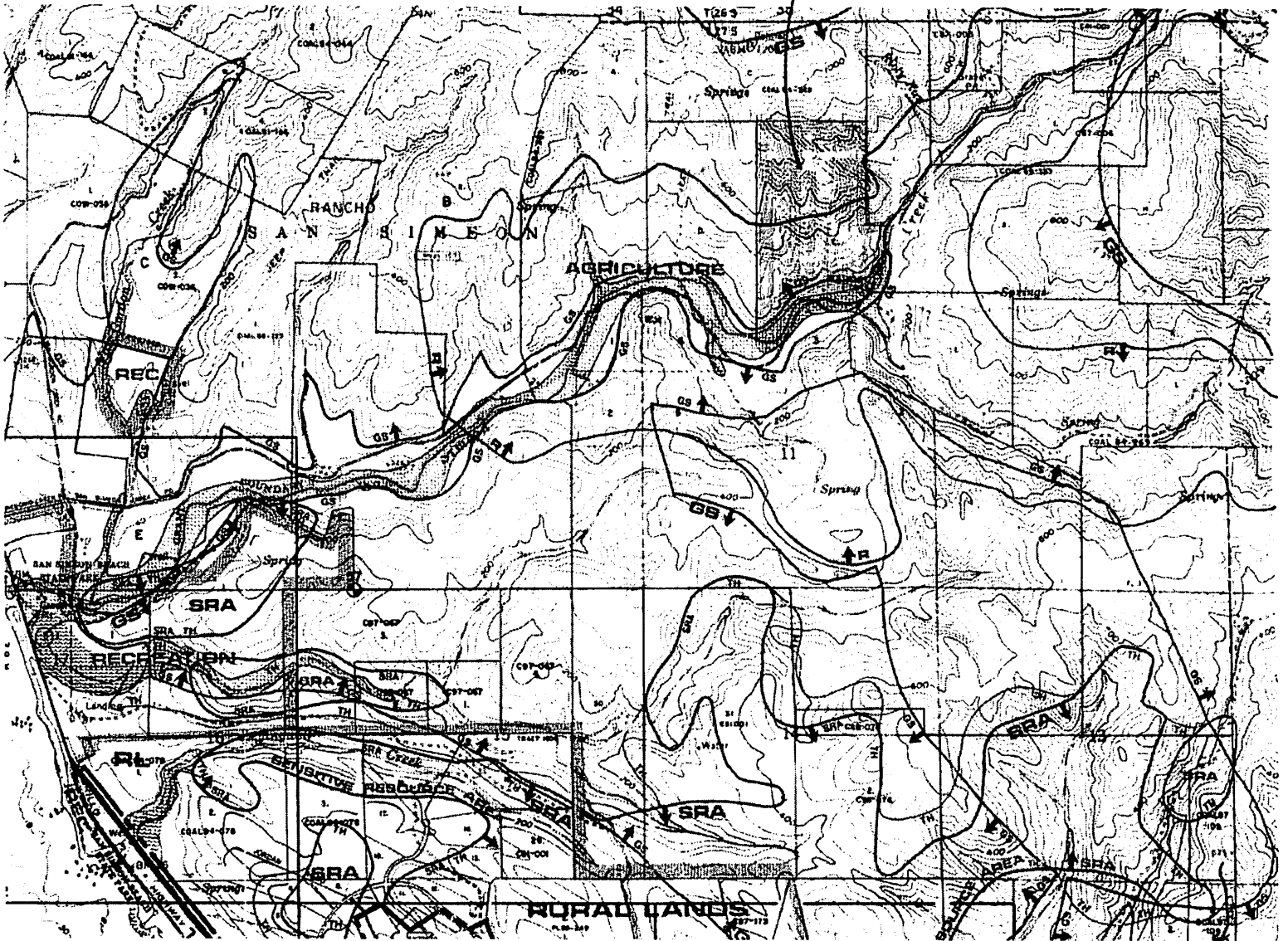


MH
 03-12-02
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

T.27S.; R.8E. M.D.B.M.

ASSESSOR'S
 SAN LUIS
 BOOK 013 F

SITE





Parcel Summary Report For Parcel # 013-271-021

9/2/2010
12:17:04PM

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 STEINER CREEK CATTLE CO LLC
5555 SANTA MARIA MESA RD SANTA MARIA CA
93454-9638

Address Information

Status Address
00000 SAN SIMEON CREEK RD RNC

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>
013271	021	0001	North Coast Ru	North Coast	FH	SRV	AS	N		
COAL84-	269	1	North Coast Ru	North Coast	AG	LCP	GS	Y	IP	

Parcel Information

Status Description
Active PM 38/70 PAR I RHO SAN SIMEON PTN

Notes

Tax Districts

COAST (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAMBRIA PUBLIC CEMETERY
CAMBRIA COMMUNITY HOSPITAL
COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT
NO. 02 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 013-271-021

9/2/2010
12:17:04PM

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:

PMT2005-01465

FNL

Primary Parcel

Description:

ELECTRICAL FOR WELL (100 AMP)

SUB2010-00029

REC

Primary Parcel

Description:

ADJUST LOT LINE BETWEEN TWO PARCELS TO CENTER OF COUNTY ROAD.

S830010C

WIT

Related Parcel

Description:

PROP CERT OF COMP