



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 6/20/2012

TO: \_\_\_\_\_

FROM: Kerry Brown, Coastal Team

**PROJECT DESCRIPTION:** SUB2011-00054 COAL 12-0038 DUBBINK- Lot line adjustment between 2 residential parcels. Site located off 9<sup>th</sup> Street in Los Osos. APN: 038-051-016 and 019.

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

Lot Line Adjustment

LOT-LINE ADJUSTMENT BETWEEN TWO  
RESIDENTIAL PARCELS  
EST/LSOS

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

AS CAZ LCP RSF SRA

## 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 DAVID/CHER DUBBINK                      Daytime Phone 541-5325  
 Mailing Address 1161 9th ST LOS OSOS                      Zip Code 93402  
 Email Address: \_\_\_\_\_

Applicant Name SAME AS ABOVE                      Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_                      Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name BOB SEMONSEN                      Daytime Phone 528-7289  
 Mailing Address 1126 4th ST. LOS OSOS                      Zip Code 93402  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 50377                      Assessor Parcel Number(s): 038-051-09 016  
 Legal Description: LOTS - 1, 2, 16, PORTION OF 17 BLK 24 TDEM.  
 Address of the project (if known): 1161 & 1147 9th ST.  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 9th, SANTA YSABEL, SOUTH BAY BLVD.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
S.F.R. BOTH PARCELS

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): TO ADD PORTION OF LOT 17 (4960)' TO LOT 16 (27,1380') TO CREATE 320980' LOT

## 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 [Signature]                      Date 6.4.12

<b>FOR STAFF USE ONLY</b>				
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?: -016 18279 -019 32098  
Number of existing lots, parcels or certificates: 4 Existing parcel sizes: 23,289 27,138  
What will the property be used for after division: S.F.R. - EXISTING  
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? 8,302.01

**Describe existing and future access** to the proposed project site: 9th ST

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

North: MORRO BAY South: S.F.R.  
East: S.F.R. West: VACANT

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: LOCAL  
Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

**Proposed sewage disposal:**  Individual on-site system EXISTING  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: GDF

**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))

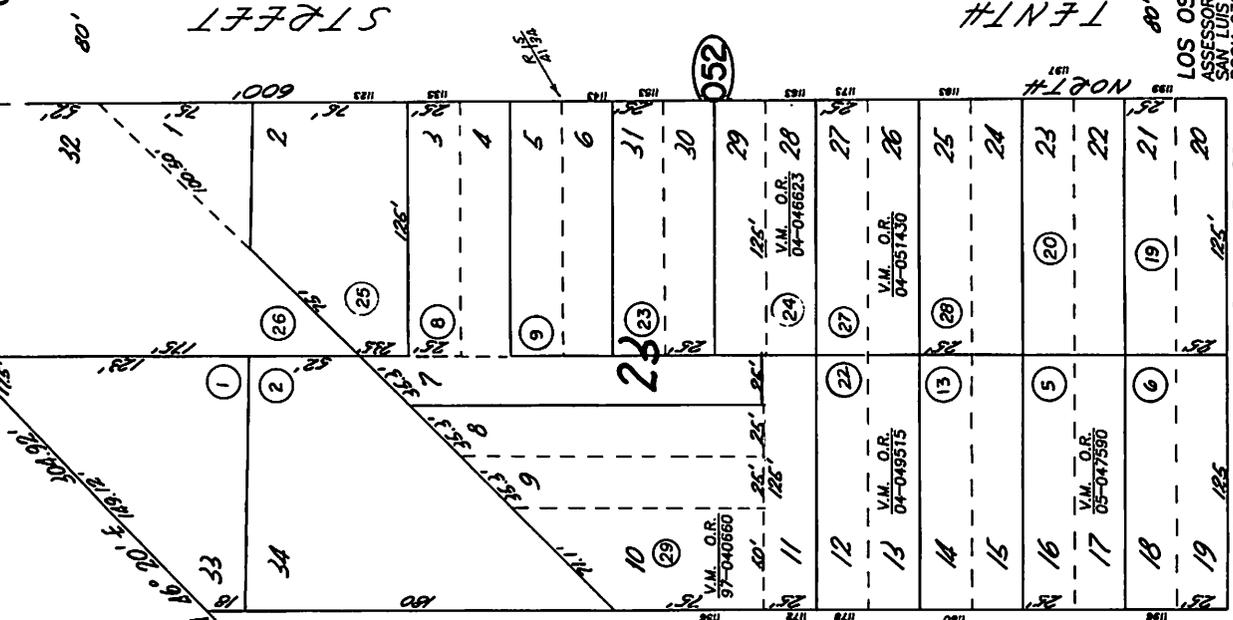
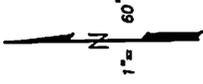
Briefly describe the reasons for the request TO ADD PORTION OF FLAG LOT TO ADJACENT LOT - GET RID OF FLAG LOT - MAKE IT A STANDARD CONFIGURATION





038-05

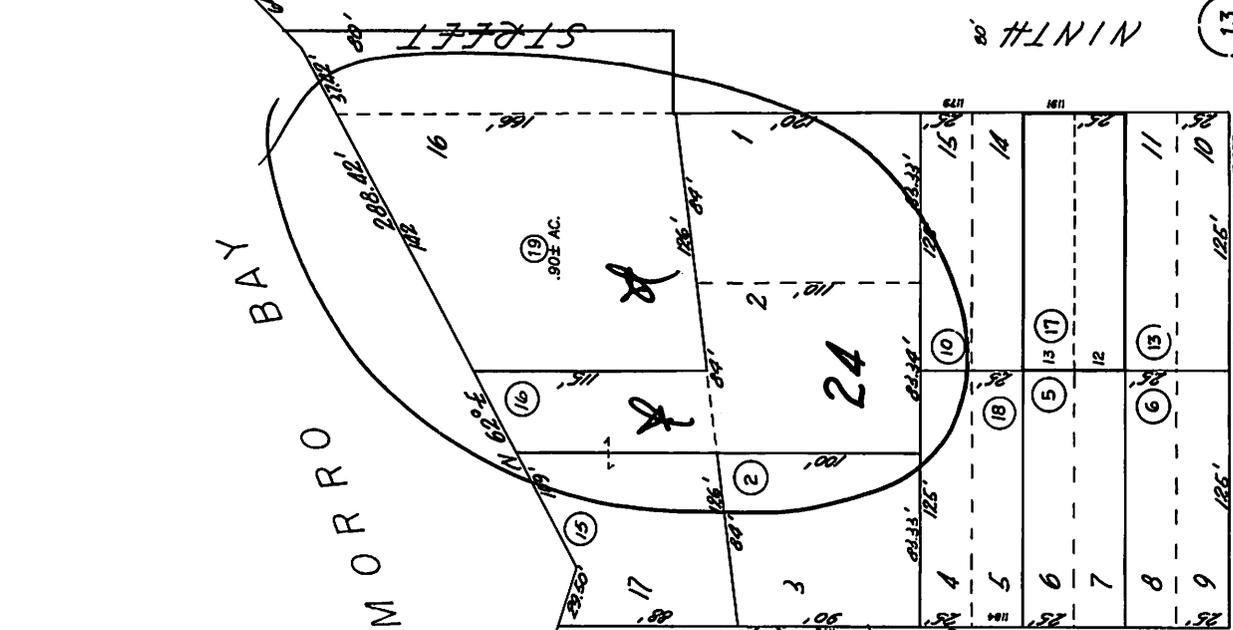
(FMLY. SANTA PAULA AVE.) WEST SANTA LUCIA AVE.



LOS OSOS  
ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CALIF.  
BOOK 038 PAGE 05

TOWN OF EL MORO, R.M. Bk. A, Pg. 80

MORRO BAY



THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE
LS	
05-MA	10-05-04
05-MA	10-25-04
05-MA	10-28-04
MA	11-10-05
MA	07-13-05
MA	07-20-11

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# Parcel Summary Report For Parcel # 038-051-016

6/12/2012  
12:54:52PM

## 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    DUBBINK DAVID T  
           1147 9TH ST LOS OSOS CA 93402-1301

OWN    DUBBINK CHERYL C

OWN    DUBBINK FAMILY TRUST

### Address Information

<u>Status</u>	<u>Address</u>
P	01161 9TH ST LSOS

### 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>
038051	016	0001	Los Osos	Estero	AS	CAZ	LCP	N		
AL70-	001	0002	Los Osos	Estero	RSF	SRA		Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN EL MORRO BL 24 LTS 1 & 2 & PTN LT 17

### Notes

#### Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL  
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
 NO. 02 ROAD-CO/SUPVR  
 LOS OSOS-ZONE A COMM. SERVICE  
 LOS OSOS-ZONE B COMM. SERVICE



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AREA NO. 21 COUNTY SERVICE  
LOS OSOS-ZONE J COMM. SERVICE  
LOS OSOS-ZONE K COMM. SERVICE  
LOS OSOS COMM. SERVICE

### Case Information

**Case Number:**

**Case Status:**

A4879 FNL Primary Parcel

**Description:**

SEPTIC AND LEACH REPAIR

P020782T APP Primary Parcel

**Description:**

OK TO REMOVE 6 EUCALYPTUS (BLUE GUM) HISTORICALLY TOPPED SO THAT TREES HAVE ALTERNATE LEADERS. SOME HAVE LEANS TOWARDS THIS OR NEIGHBORING HOUSES. ALL IN SANDY (SEE ATTACHED NOTES)

PMT2009-01869 FNL Primary Parcel

**Description:**

NATURAL GAS LINE FOR WATER HEATER, FIREPLACE, & STOVE REPLACES PROPANE , GAS METER LOCATED ON 038-051-019 ADJACENT PROPERTY

SUB2011-00054 REC Primary Parcel

**Description:**

LOT-LINE ADJUSTMENT BETWEEN TWO RESIDENTIAL PARCELS