SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/14/2013

TO: _____

FROM: Ryan Hostetter, Coastal Team/ Development Review

PROJECT DESCRIPTION: SUB2012-00023, COAL 13-0004 ROMAN CATHOLIC BISHOP OF MONTEREY- Lot Line Adjustment between 3 parcels. 216.55 acre site located off Main Street in Cambria. APNs: 013-111-005, 013-241-011and 022.

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

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

SUB2012-00023 COAL13-0004 ROMAN CATHOLI

Lot Line Adjustment

ADJUST TWO EXISTING PARCELS OF 214.49 AC & 2.06 AC INTO TWO NEW PARCELS OF NC/ CAMB

AS CBD CR CSC GS LCP
OP RL SRA TH

3

SUB 2012-00023

COAL 13-00004

RM

and Building

File No _____

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 See Attachment Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☒ Applicant Name The Roman Catholic Bishop of Monterey Daytime Phone (805) 373-4346
Mailing Address 425 Church Street, Monterey, CA Zip Code 93942
Email Address: _____

☒ Agent Name RRM Design Group Daytime Phone (805) 543-1794
Mailing Address 3765 S. Higuera St., Ste. 102, San Luis Obispo, CA Zip Code 93401
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 216.55 acres Assessor Parcel Number(s): 013-111-005,013-241-011,022
Legal Description: Ptn. of Rancho Santa Rosa & Sec. 23, T27s, R8E MDM&B
Address of the project (if known): 2353 Main St. , Cambria, CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Driveway off of Main Street, 160 feet east of the intersection of Main Street and Bridge Street
Describe current uses, existing structures, and other improvements and vegetation on the property: Vacant & Chapel/Cemetery

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Adjust two existing parcels of 214.49 ac & 2.06 ac. into two new parcels of 213.81 ac. & 2.74 ac.

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 _____ Date 1/25/13

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Public Lot
- ☒ Lot Line Adjustment
- ☐ Parcel Map
- ☐ Tract Map
- ☐ Receiving Site
- ☐ Sending Site
- ☐ Road Abandonment
- ☐ Road Name
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Mailing Address 3765 S. Higuera St., Ste. 102, San Luis Obispo, CA Zip Code 93401
Email Address: jlmichael@rrmdesign.com

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Property owner signature Ralph M. Caudill Date 1-31-13

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?: 213.81 ac. & 2.74 ac.
Number of existing lots, parcels or certificates: 2 parcels Existing parcel sizes: 214.49 ac. & 2.06 ac.
What will the property be used for after division: No Change
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? _____

Describe existing and future access to the proposed project site: Access from Main Street

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Agriculture/Open Space South: Commercial & Government
East: Vacant & Residential West: Agriculture & Commercial & Residential

Proposed water source: ☒ On-site well-Covell ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: CCSD-cemetery
Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No

Proposed sewage disposal: ☒ Individual on-site system-Covell ☐ Other CCSD-cemetery
☐ 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: _____

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 Lot Line Adjustment to accommodate existing cemetery

Quimby Ordinance (Section 21.09.010, et seq., of Title 21): N/A

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: _____

_____

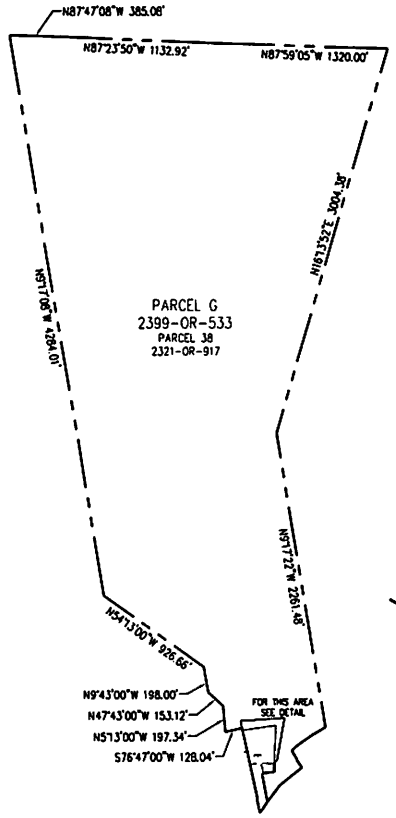
Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

❑ New housing project containing 11 or more dwelling units or parcels; OR

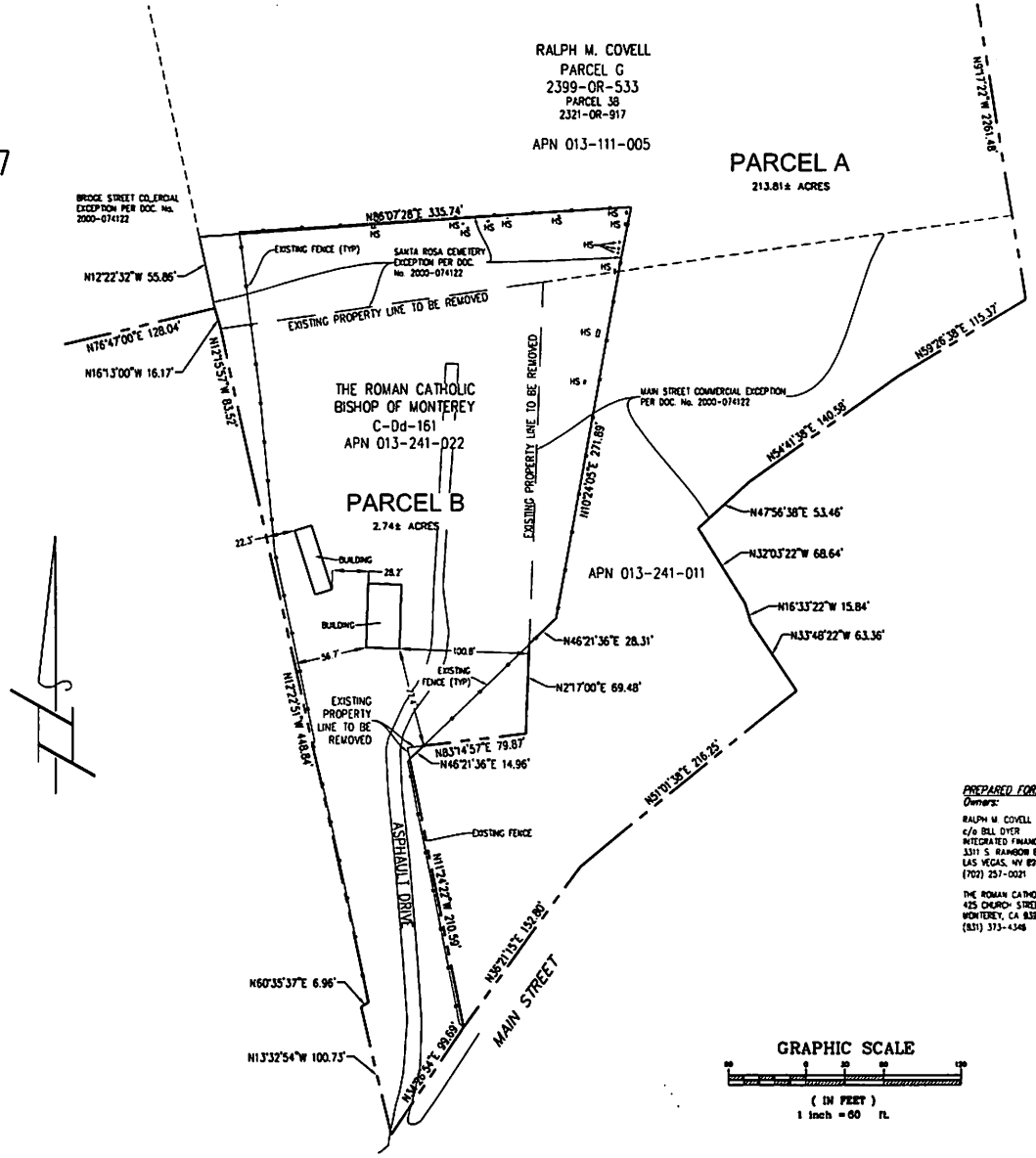
❑ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate 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".



GRAPHIC SCALE

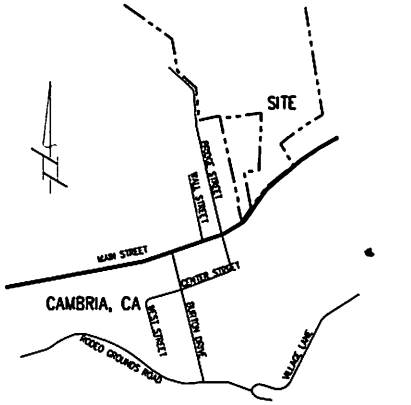
(IN FEET)
1 inch = 800 ft.



DETAIL

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



VICINITY MAP

N.T.S.

LEGEND

— — —	PROPERTY LINE
———	PROPOSED PROPERTY LINE
— — —	EXISTING PROPERTY LINE TO BE REMOVED
HS	HEADSTONE

LOT LINE ADJUSTMENT PROJECT DATA

ADDRESS: 2353 MAIN STREET, CAMBRIA, CA
ASSESSOR'S PARCEL No: PTN OF 013-111-005, 013-241-011, 013-241-022
PARCEL SIZES:

EXIST. PARCEL (PTN OF 013-111-005 & 013-241-011)	214.49± ACRES
EXIST. PARCEL (013-241-022)	2.06± ACRES
PROPOSED PARCEL A	213.81± ACRES
PROPOSED PARCEL B	2.74± ACRES

PREPARED FOR:
Owners:

RALPH M COVELL
c/o BILL DYER
INTEGRATED FINANCIAL ASSOCIATES, INC
3311 S. RAINBOW BLVD., SUITE 209
LAS VEGAS, NV 89146
(702) 257-0021

THE ROMAN CATHOLIC BISHOP OF MONTEREY
425 CHURCH STREET
MONTEREY, CA 93942
(831) 373-4348

PREPARED FOR:
Applicant:

THE ROMAN CATHOLIC BISHOP OF MONTEREY
425 CHURCH STREET
MONTEREY, CA 93942
(831) 373-4348

PREPARED BY:
Engineer:

RRM DESIGN GROUP
3765 SOUTH HIGUERA, SUITE 102
SAN LUIS OBISPO, CA 93401
(805) 543-1794
PROJECT MANAGER (CONTACT PERSON):
STEVE WEBSTER

PRELIMINARY LOT LINE ADJUSTMENT MAP
NO. CO AL 13-0004

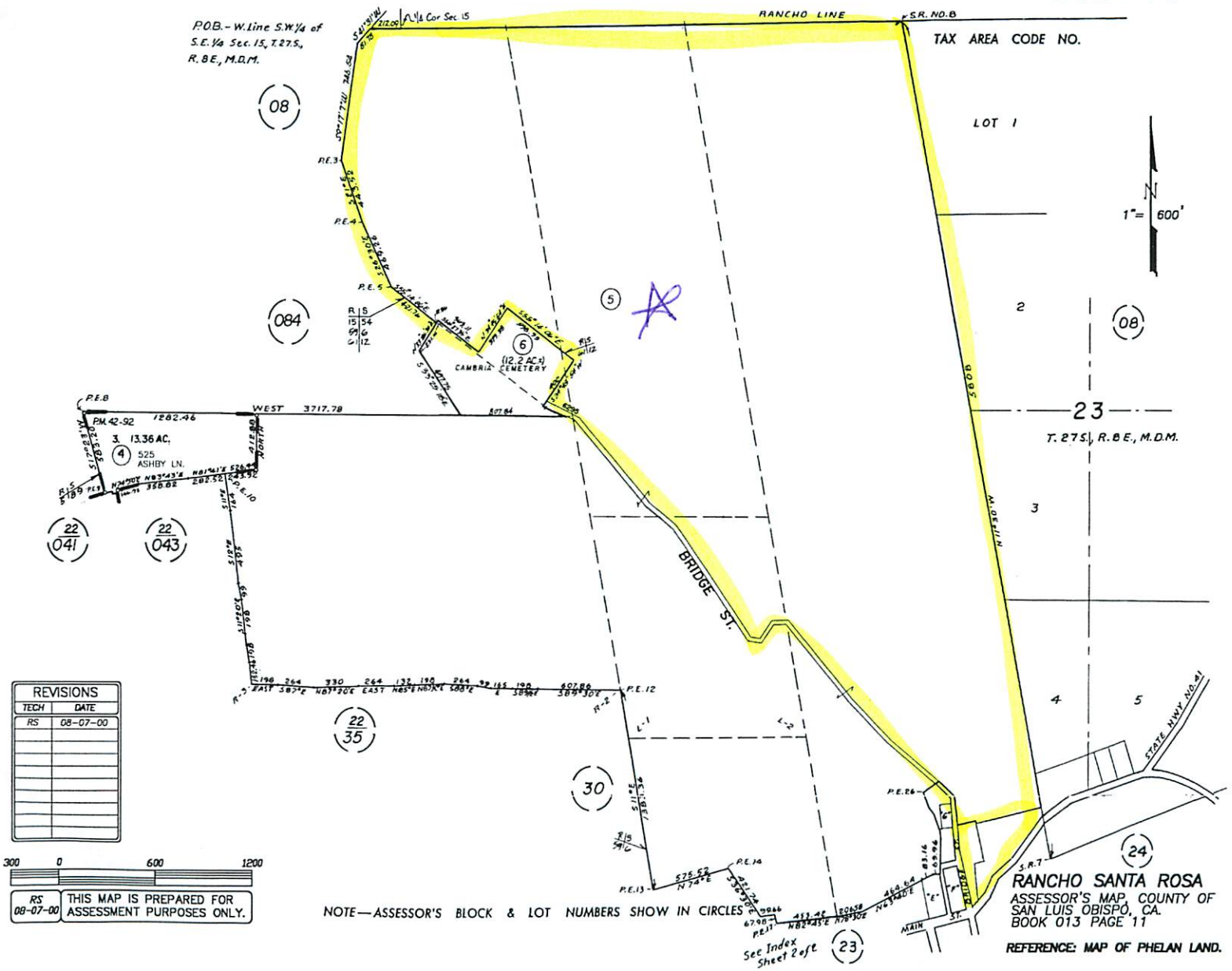
PORTIONS OF RANCHO SANTA ROSA AND SEC. 23, T27S, R8E, MDM&B
AS DESCRIBED IN BOOK 2399, PAGE 533 OF OFFICIAL RECORDS AND
BOOK C, PAGE 161 OF DEEDS IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

S A N L U I S O B I S P O C O U N T Y, C A

rrmdesigngroup
creating environments people enjoy®
3765 South Higuera St., Ste. 102, San Luis Obispo, CA 93401
P: (805) 543-1794 | F: (805) 543-4628 | www.rrmdesign.com

FIRST AMERICAN TITLE COMPANY No. 4021-4176902 RRM No. 2212132 Sheet 1 of 1

013-11



REVISIONS	
TECH	DATE
RS	08-07-00

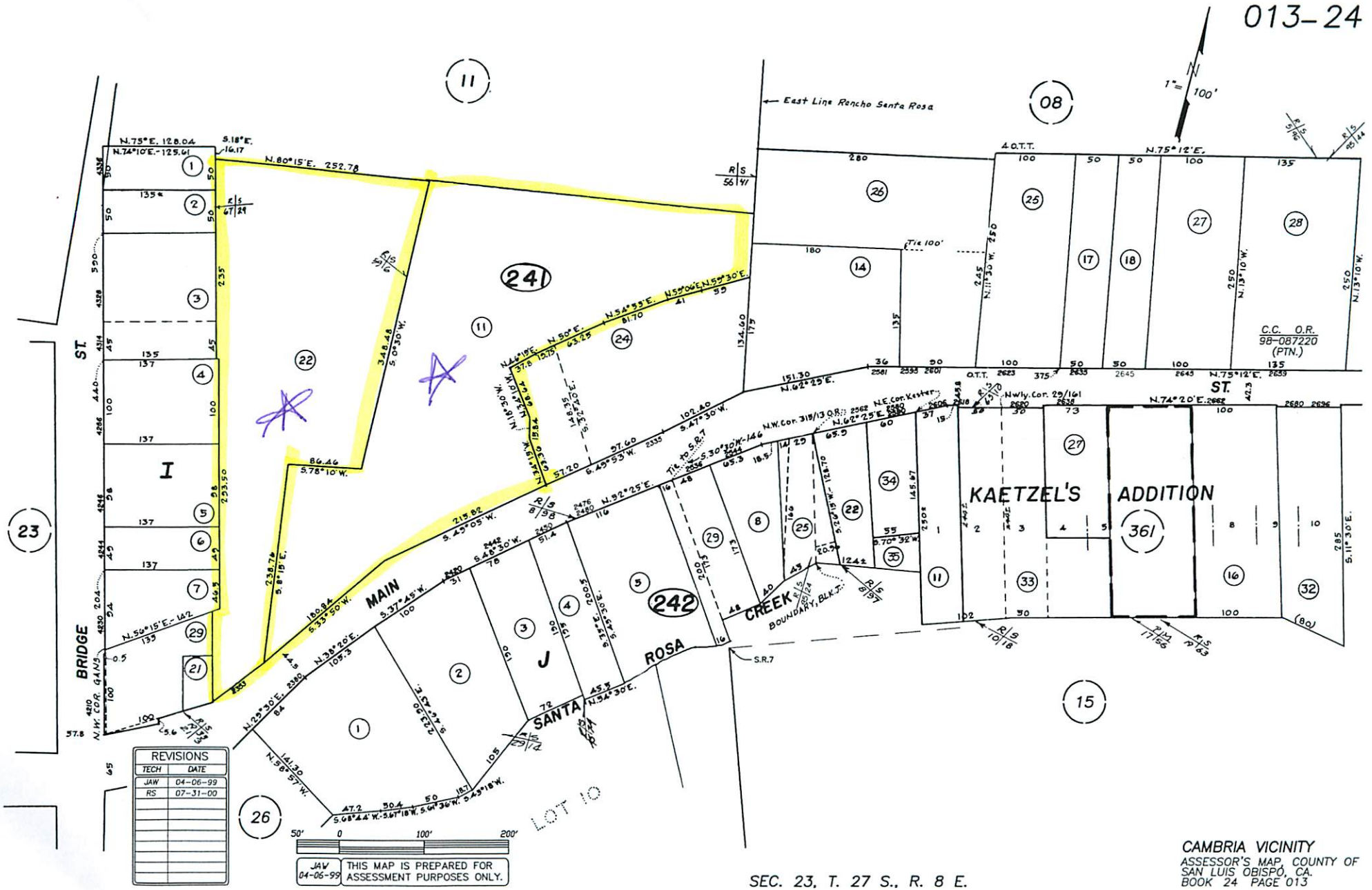
300 0 600 1200

RS 08-07-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

RANCHO SANTA ROSA
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 013 PAGE 11

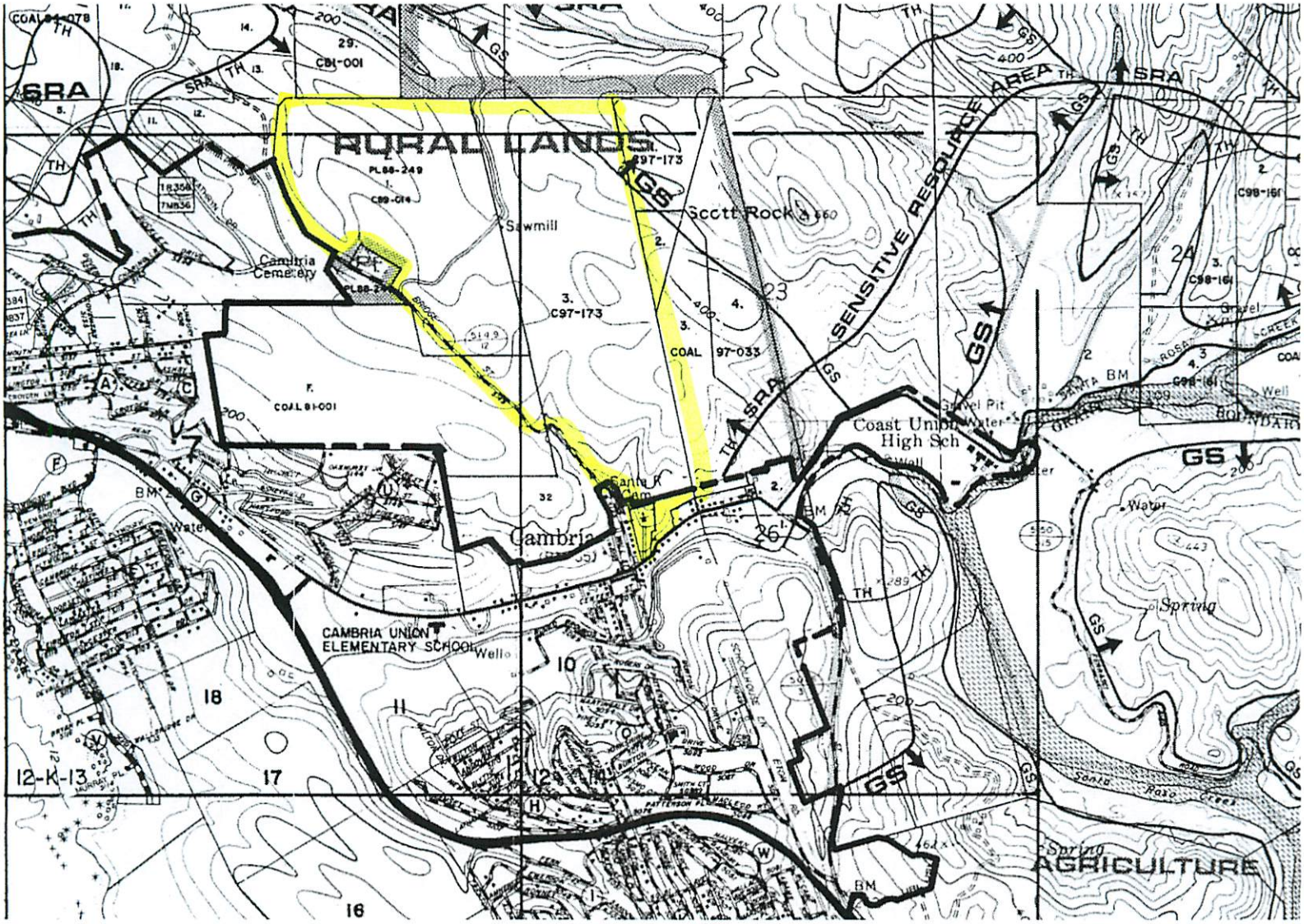
REFERENCE: MAP OF PHELAN LAND.

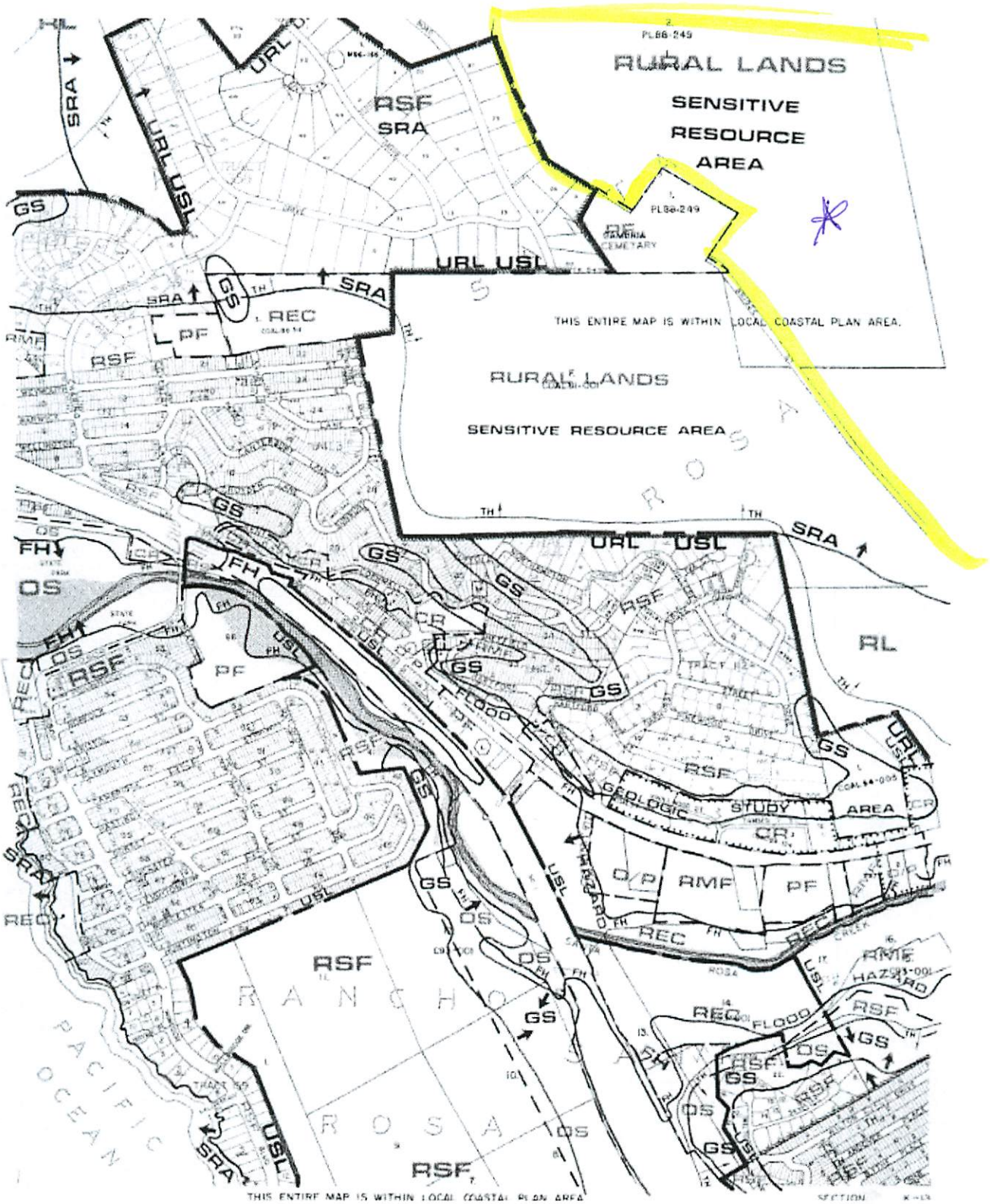


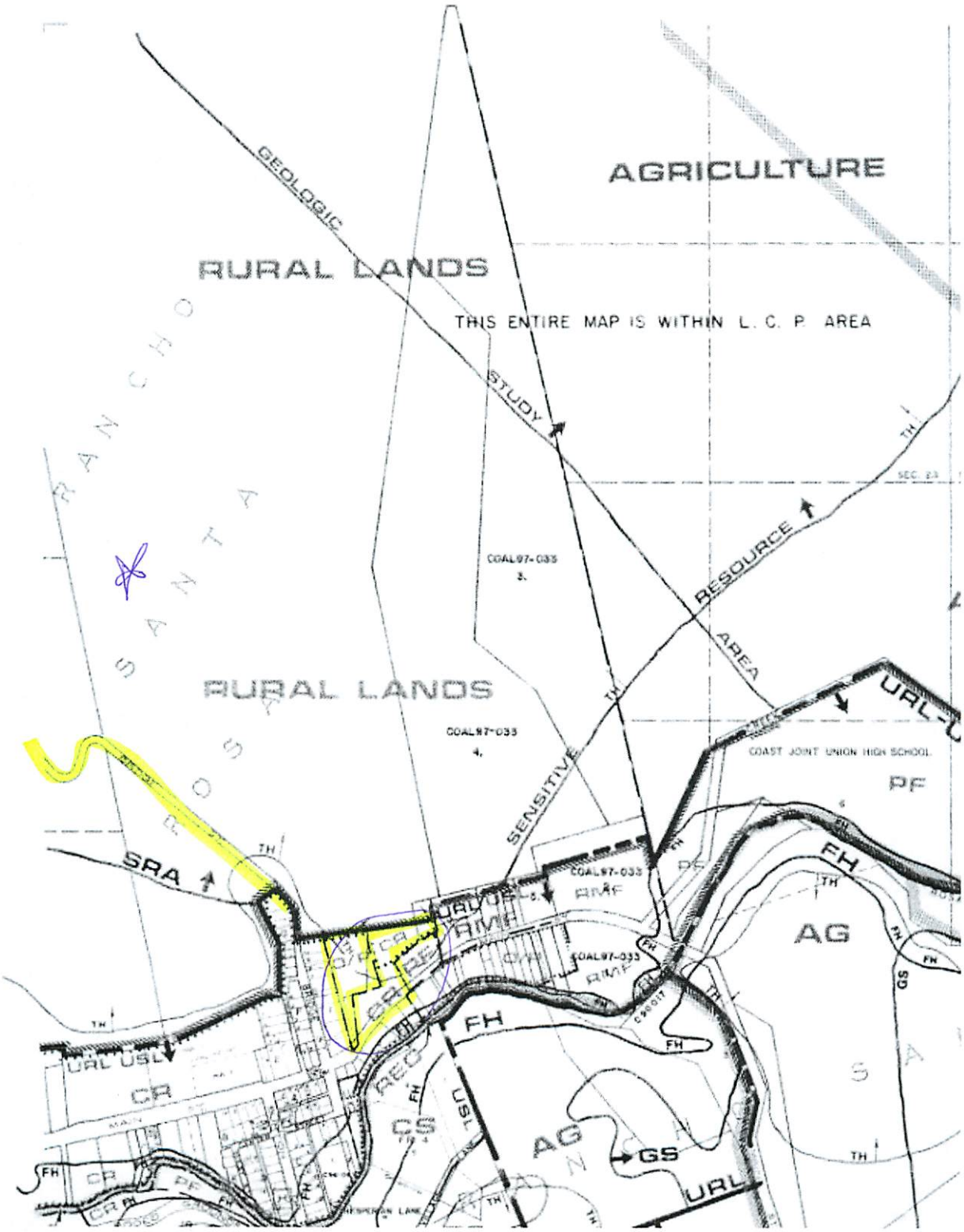
REVISIONS	
TECH	DATE
JAW	04-06-99
RS	07-31-00

SEC. 23, T. 27 S., R. 8 E.

CAMBRIA VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 24 PAGE 013


RURAL LANDS
SENSITIVE RESOURCE AREA
Scott Rock
Sawmill
Cambria Cemetery
Cambria
CAMBRIA UNION ELEMENTARY SCHOOL
Coast Union High Sch
Gravel Pit
Spring
Santa Rosa Creek
AGRICULTURE
SRA
GS
TH
BM
12-K-13
16
17
18
10
11
23
24
26
32
C97-173
COAL 97-033
COAL 81-001
PL88-249
C89-014
C81-001
C98-161


PL86-249
RURAL LANDS
SENSITIVE
RESOURCE
AREA
PL86-249
THIS ENTIRE MAP IS WITHIN LOCAL COASTAL PLAN AREA.
RURAL LANDS
SENSITIVE RESOURCE AREA
RSF
SRA
URL USL
GS
REC
PF
RMF
FH
OS
CR
RL
GEOLOGIC STUDY AREA
O/P
HAZARD
FLOOD
RANCHO
ROSA
PACIFIC OCEAN
THIS ENTIRE MAP IS WITHIN LOCAL COASTAL PLAN AREA


AGRICULTURE
RURAL LANDS
THIS ENTIRE MAP IS WITHIN L. C. P. AREA
GEOLOGIC
STUDY
RESOURCE
AREA
SENSITIVE
RURAL LANDS
COAL97-033
3.
COAL97-033
4.
COAST JOINT UNION HIGH SCHOOL
PF
SRA
FH
AG
CR
CS
AG
GS
URL
USL
RMF
RMF
COAL97-033
COAL97-033
RANCHO
SANTA
ROSA

Parry Creek
0.5 km

Parcel Summary Report For Parcel # 013-241-022

2/14/2013
3:27:00PM

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	CATHOLIC CHURCH OF CAMBRIA PO BOX 2048 MONTEREY CA 93942-2048
OWN	ROMAN CATHOLIC BISHOP OF MONTEREY C

Address Information

Status	Address
A	02353 MAIN ST CAMB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
013241	022	0002	Cambria	North Coast	TH	CBD		N		
CAMBRIA	I	UN#P	Cambria	North Coast	OP	LCP	AS	U		

Parcel Information

Status	Description
Active	TN CAMBRIA PTN BL I

Notes

Tax Districts

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

Parcel Summary Report For Parcel # 013-241-022

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT

Case Information

Case Number:	Case Status:	
PMT2008-00636	FNL	Primary Parcel

Description:
REROOF CHAPEL (900 SF) - APPLY SHEATHING, REMOVE WOOD SHINGLES, REPLACE WITH METAL ROOF

SUB2012-00023	REC	Primary Parcel

Description:
ADJUST TWO EXISTING PARCELS OF 214.49 AC & 2.06 AC INTO TWO NEW PARCELS OF 213.81 AC & 2.74 AC

S950148L	EXP	Related Parcel

Description:
LOT LINE ADJUSTMENT