SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/18/2013

TO: _____

FROM: Coastal Team/ Development Review

PROJECT DESCRIPTION: SUB2012-00049 COAL13-0040 POTEETE- Lot line adjustment between 2 parcels of 161.3 and 142.1 acres to create 2 parcels of 163 and 140 acres. Site located off Noel Way in San Simeon. APNs: 011-291-027 and 013-021-011.

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2012-00049 COAL13-0040 POTEETE CLAYT
Lot Line Adjustment

ADJUST 2 PARCELS OF 161.3 AND 142.1 ACRES TO 163 AND 140 ACRES.
NC/ RNC
AG GS LCP SRV

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Public Lot
- ☒ Lot Line Adjustment
- ☐ P
- ☐ Receiving Site
- ☐ Sending Site
- ☐ R
- ☐ Reversion to Acreage
- ☐ Reconsideration
- ☐ C
- ☐ Voluntary Merger
- ☐ Certificate of Compliance

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Poteete / Off the Grid, LLC Daytime Phone (805) 927-0180
Mailing Address 1991 Noel Way, San Simeon, CA Zip Code 93452
Email Address: N/A

☐ Applicant Name Clayton Andrew Poteete Daytime Phone (805) 927-0180
Mailing Address 1991 Noel Way, San Simeon, CA Zip Code 93452
Email Address: N/A

☐ Agent Name North Coast Engineering, Inc. Daytime Phone (805) 239-3127
Mailing Address 725 Creston Road, Suite B, Paso Robles, CA Zip Code 93446
Email Address: jsanders@northcoastengineering.com

PROPERTY INFORMATION

Total Size of Site: 303.4 Acres Assessor Parcel Number(s): 011-291-027 013-021-011
Legal Description: Por S. 27 and 34, T. 26 S., R. 8E., MD M, Por Rancho San Simeon, B MB 108
Address of the project (if known): 1991 Noel Way, San Simeon, California
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 1 North to San Simeon Creek Road - right, to Van Gorden Creek Road - left, to Noel Way - left, to site.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Residential / Ag - Houses, Orchards

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels):
Lot Line Adjustment to provide better access. 163± Ac / 140± 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 Andy Poteete Date 6/14/13

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?: 163.0 Ac / 140.4 Ac
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 161.3 Ac / 142.1 Ac
What will the property be used for after division: Residential / Ag
Is the property part of a previous subdivision that you filed? ☒ Yes ☐ No
If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☒ COAL 94-126
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: Residential / Ag

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

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 - N/A - ☐ Pay the in-lieu fee - N/A -

☐ 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: - N/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: N/A acres
   Moderate slopes of 10-30%: N/A acres
   Steep slopes over 30%: N/A acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: Seasonal
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: _____

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 Irrigation of orchards
   ☐ 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: Residential / Agricultural
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 - 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 - N/A -
   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.

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: - N/A -

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: _____
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: Coast Union
2. Location of nearest police station: Templeton Sheriff's Sub-Station
3. Location of nearest fire station: Cal Fire / Cambria
4. Location of nearest public transit stop: N/A
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: Residential / 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: N/A

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): N/A
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 *: N/A

   *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: N/A
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): N/A

   (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.)

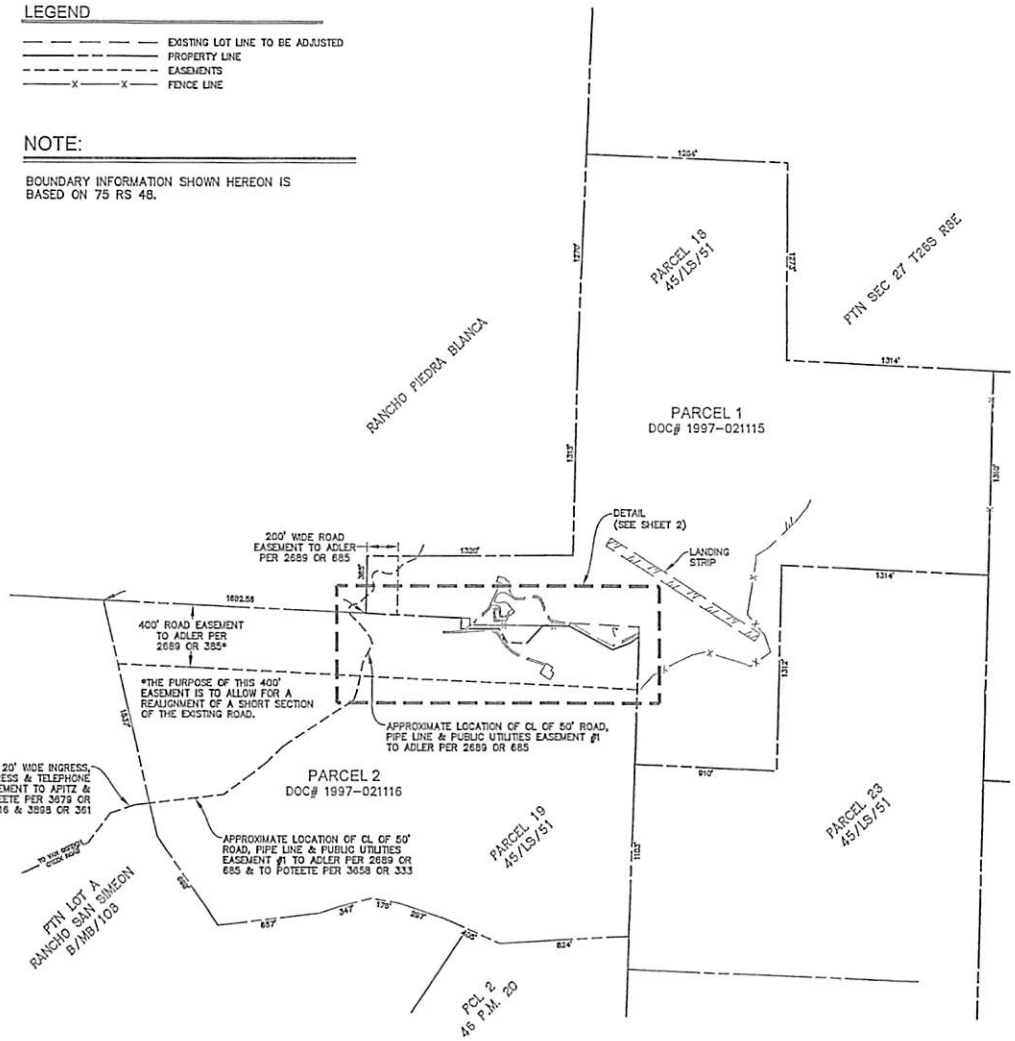
K:\PROJ\13013\Survey\Map Sets\13013 LLA.dwg, Lot Line Adjustment, 6/14/2013 9:19:08 AM, by jrs

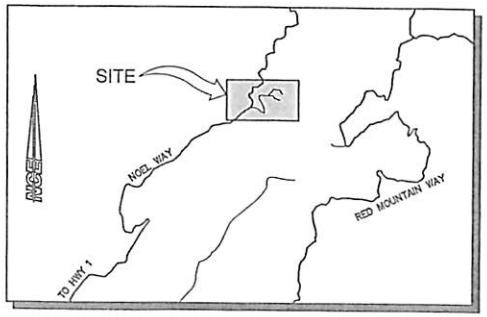
LEGEND

- EXISTING LOT LINE TO BE ADJUSTED
- PROPERTY LINE
- EASEMENTS
- FENCE LINE

NOTE:

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON 75 RS 48.





LOCATION MAP

NO SCALE

NOTES

APPLICANT: CLAYTON ANDREW POTEETE

SURVEYOR: JOHN R. SANDERS LS5612
NORTH COAST ENGINEERING
725 CRESTON ROAD, SUITE B
PASO ROBLES, CALIFORNIA
93446

SITE STATISTICS

PARCEL 1

EXISTING AREA: 161.3 AC±

PROPOSED AREA: 163.0 AC±

APN: 011-291-027
ZONING: AG
OWNER: POTEETE, CLAYTON A. AND MARISOL

PARCEL 2

EXISTING AREA: 142.1 AC±

PROPOSED AREA: 140.4 AC±

APN: 013-021-011
ZONING: AG
OWNER: OFF THE GRID, LLC

0 250' 500' 1000'

SCALE: 1"=500'

LOT LINE ADJUSTMENT

MAP COAL 13-0040

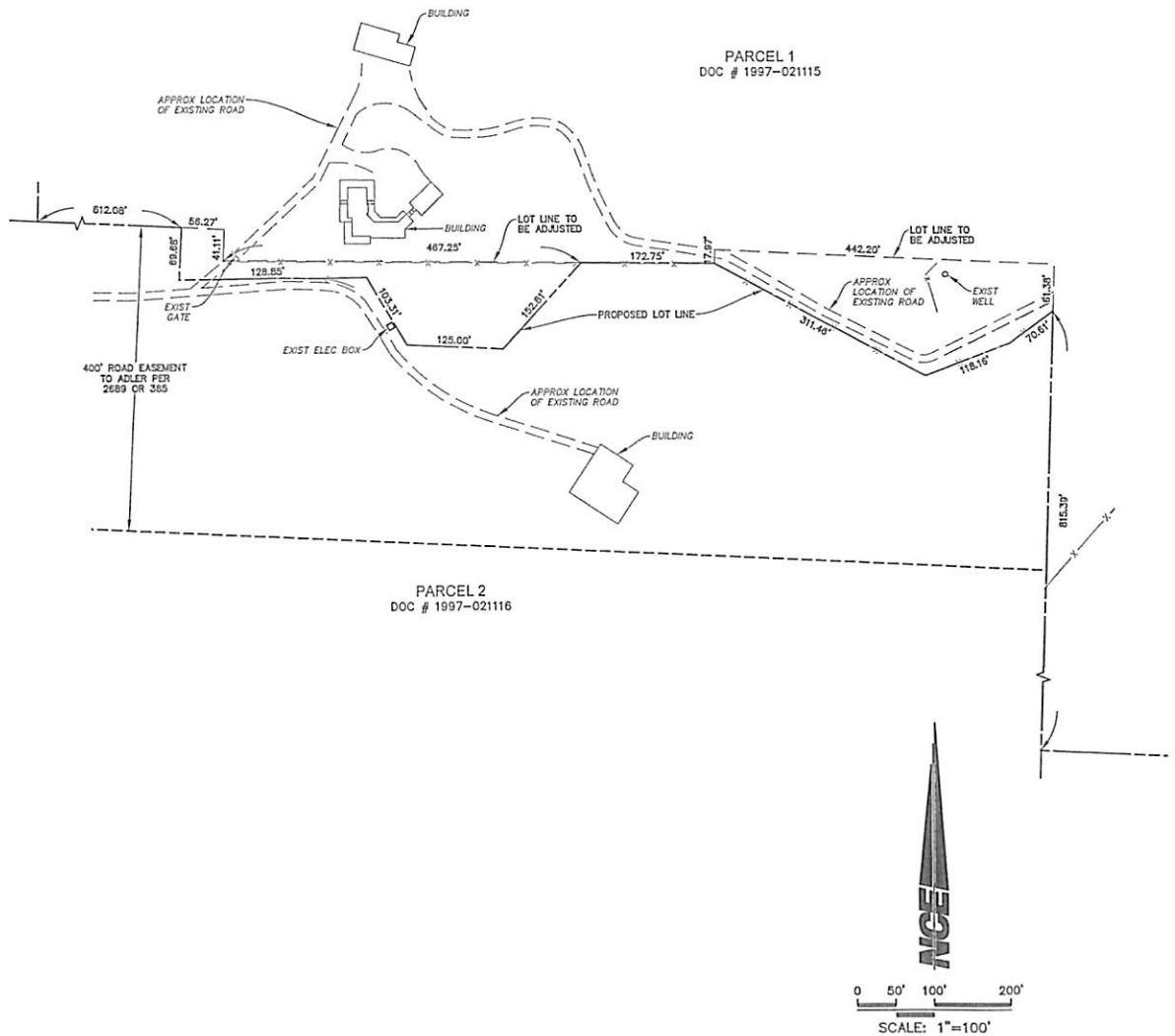
IN UNINCORPORATED TERRITORY OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

BEING A LOT LINE ADJUSTMENT BETWEEN PORTIONS OF SECTIONS 27 & 34, T26S, R8E, MDB&M AND A PORTION OF THE RANCHO SAN SIMEON PER B MAPS 108, RECORDS OF THE COUNTY OF SAN LUIS OBISPO

NORTH COAST ENGINEERING INC.
725 Creston Rd Suite B, Paso Robles, 239-3127

JOB NUMBER: 13013

NORTH COAST ENGINEERING INC. copyright © 2013



LEGEND

- EXISTING LOT LINE TO BE ADJUSTED
- PROPERTY LINE
- EASEMENTS
- FENCE LINE

NOTE:

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON 75 RS 48.

LOT LINE ADJUSTMENT

MAP COAL 13-0040

IN UNINCORPORATED TERRITORY OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

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NCE NORTH COAST ENGINEERING INC.
725 Creston Rd Suite B, Paso Robles, 239-3127

JOB NUMBER: 13013

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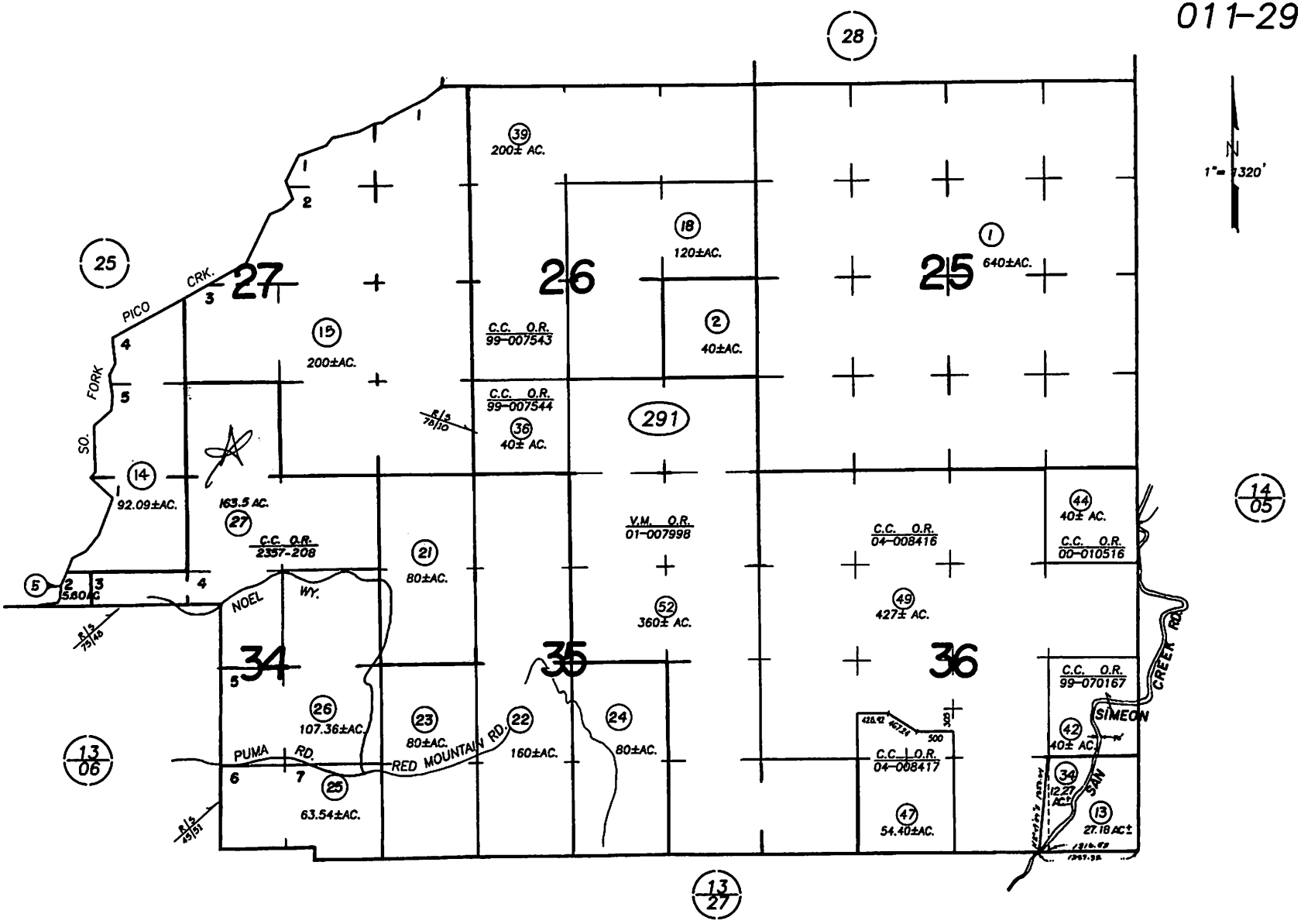


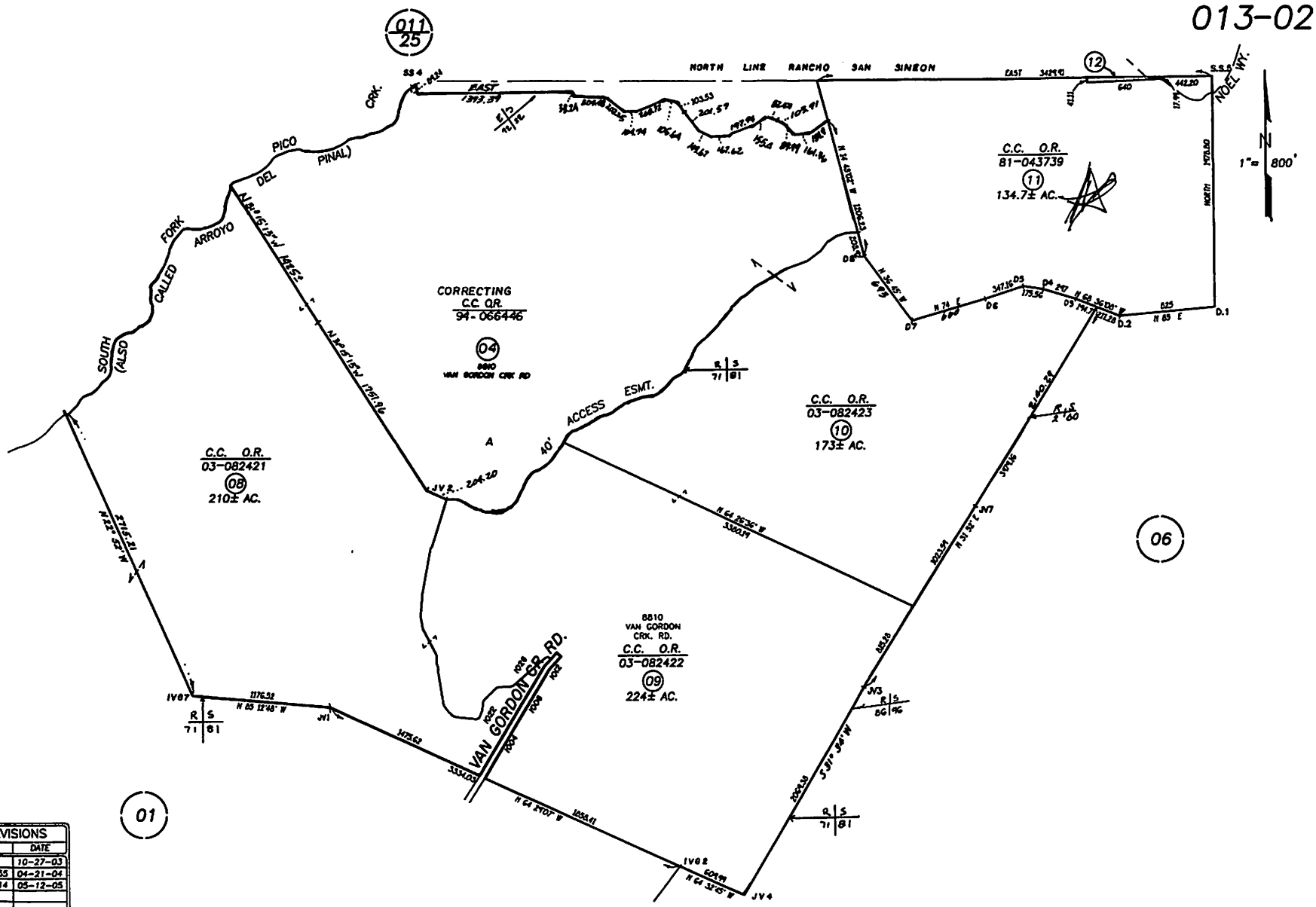
REVISIONS	
I.S.	DATE
04-412	03-17-04
05-030	06-14-04
07-120	08-09-08
09-138	08-20-08

660' 0 1320' 2640'

LZ 04-23-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T. 26 S., R. 8 E., M. D. M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 011 PAGE 29



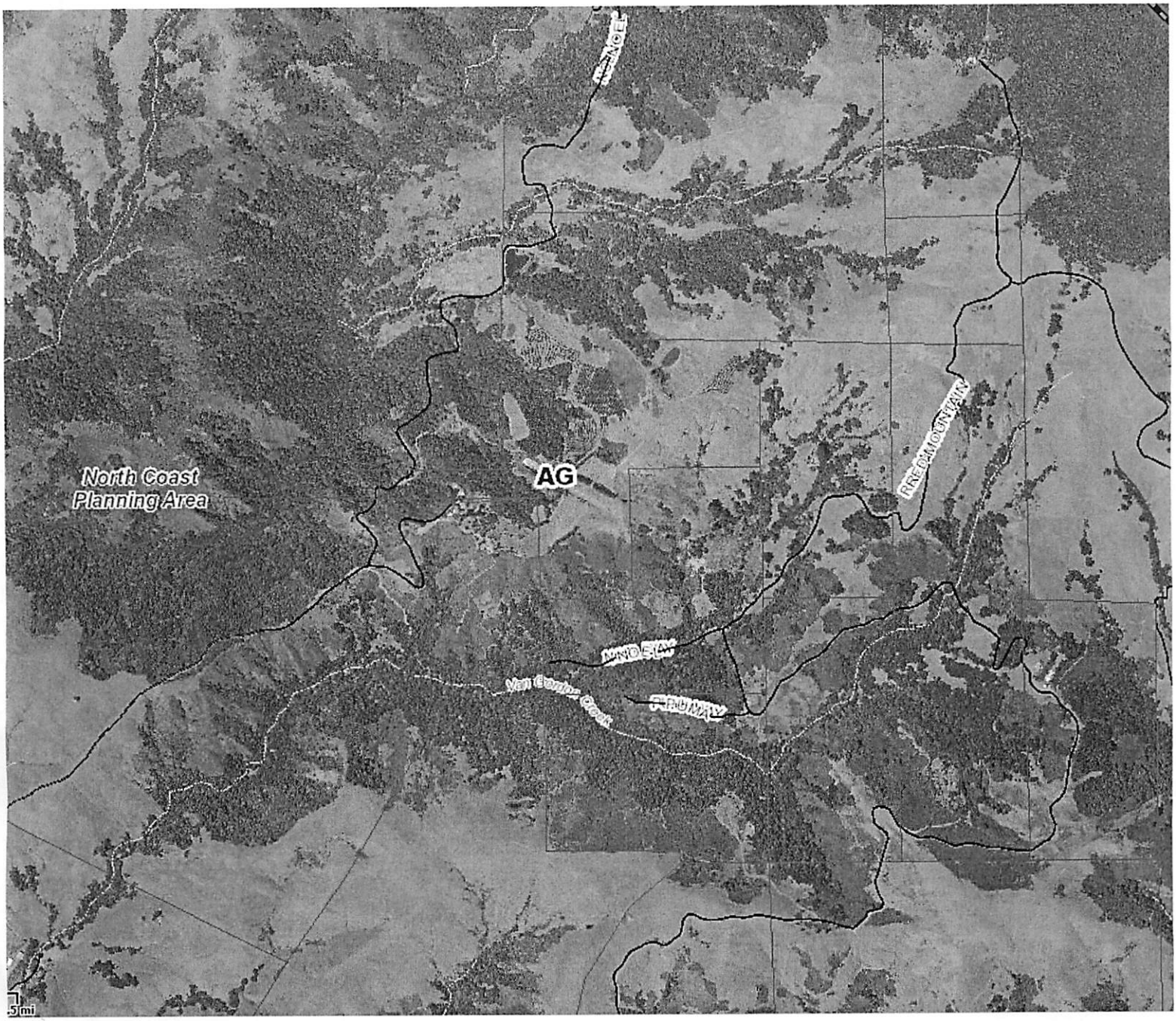
REVISIONS	
I.S.	DATE
NA	10-27-03
04-455	04-21-04
05-414	05-12-05

400' 0 800' 1600'

JAV 02-25-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

VAN GORDON PARTITION OF RHO. SAN SIMEON, R.M. Bk. B, Pg. 108.

ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA.
BOOK 013 PAGE 02


North Coast
Planning Area
AG
RED MOUNTAIN
Van Gorder Creek
.5 mi

Parcel Summary Report For Parcel # 011-291-027

6/18/2013
10:11:36AM

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	POTEETE CLAYTON A 1991 NOEL WY SAN SIMEON CA 93452-
OWN	POTEETE ANDY
OWN	POTEETE M
OWN	POTEETE MARISOL

Address Information

Status	Address
P	01991 NOEL WY RNC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
011291	027	0001	North Coast Ru	North Coast	SRV			N		E91031801
COAL94-	126	1P	North Coast Ru	North Coast	AG	GS	LCP	Y	L2	D870020D / D890361P

Parcel Information

Status	Description
Active	T26S R8E PTN SEC 34

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC

Parcel Summary Report For Parcel # 011-291-027

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

CAMBRIA COMMUNITY
NO. 02
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)

Case Information

Case Number:	Case Status:	
70575	FNL	Primary Parcel
Description: BORROW GRAVEL FOR ROAD		
73470	FNL	Primary Parcel
Description: GRADING FOR AG BLDG		
73569	FNL	Primary Parcel
Description: CONST BARN		
73570	FNL	Primary Parcel
Description: CONST GENERATOR BUILDING		
89677	FNL	Primary Parcel
Description: GRADING FOR ACCESS RD,DRIVE,SFD & WATER TANK PADS		
89918	FNL	Primary Parcel
Description: CONST SINGLE FAMILY DWELLING W/ GARAGE		
91291	FNL	Primary Parcel
Description: INSTALL FIRE SPRINKLERS IN SFD W/ATT GARAGE #89918		
97479	FNL	Primary Parcel
Description: CONSTRUCT SWIMMING POOL		
98573	FNL	Primary Parcel
Description: ADD SPA,SHARING EQUIP. WITH POOL /001		

Parcel Summary Report For Parcel # 011-291-027

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

A1972 EXP Primary Parcel
Description:
GRADING FOR AIRPORT STRIP

A910006A AGC Primary Parcel
Description:
ESTABLISH AG PRESERVE (SAN SIMEON # 9)

C4987 EXP Primary Parcel
Description:
REGULAR GRADING FOR AG POND T.ORTON,RCE/COMPACTION REPORT REQ'D FOR FILL

C8190 FNL Primary Parcel
Description:
GRADING MAJOR FOR IRRIGATION POND ORTON/541-2394

COD2009-00387 CLD Primary Parcel
Description:
UNPERMITTED CONSTRUCTION- DECK / LOOKOUT PLATFORM

D890323V CMP Primary Parcel
Description:
GRADE ROAD/CONST SFD/GAR/WATER TANKS ETC

D890361P CMP Primary Parcel
Description:
GRADE ROAD/CONST SFD/GAR/WATER TANKS ETC

D960284D APP Primary Parcel
Description:
GRADING FOR AIRSTRIP

PMT2002-16732 HLD Primary Parcel
Description:
CONSTRUCT SFD W/ GARAGE

PMT2002-17095 WIT Primary Parcel
Description:
CONST WATER TANK #1

PMT2002-17096 WIT Primary Parcel
Description:
AS BLT GRADING FOR WATER TANKS SEE B891486/2

PMT2002-17097 EXP Primary Parcel
Description:
GRADING FOR ROAD

Parcel Summary Report For Parcel # 011-291-027

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

PMT2002-17098 EXP Primary Parcel
Description:
CONST WATER TANK #2

PMT2002-25577 EXP Primary Parcel
Description:
AG EXEMPT BLD

PMT2009-01107 FNL Primary Parcel
Description:
AS BUILT DECK - 200 SF (SEE PMT2009-01190 FOR COVERED PORCH)

PMT2009-01190 FNL Primary Parcel
Description:
COVERED PORCH 822 SF (SEE AS BUILT DECK PMT2009-01107)

S920099N CMP Primary Parcel
Description:
PROP ROAD NAME NOEL WAY

S950104L RDD Primary Parcel
Description:
TWO LOT ADJUSTMENT

SUB2012-00049 REC Primary Parcel
Description:
ADJUST 2 PARCELS OF 161.3 AND 142.1 ACRES TO 163 AND 140 ACRES.

ZON2007-00340 APV Primary Parcel
Description:
DOMESTIC PRIVATE WELL

86444 FNL Related Parcel
Description:
GRADING FOR ACCESS ROADS

88636 FNL Related Parcel
Description:
CHANGE ORDER TO PERMIT #86444 B901104/001