



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/27/2013

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

FROM: Megan Martin (Elovich)- Coastal Team/ Development Review

PROJECT DESCRIPTION: SUB2013-00011 COAL13-0067 RANDALL- Lot line adjustment proposed between lots to donate 4.78 acres for permanent open space. 5.43 acre project site located off Bradford Circle in Cambria. APN: 024-301-028 and 031.

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2013-00011 COAL13-0067 RANDALL MARGA

Lot Line Adjustment

LOT LINE ADJUSTMENT - 2 LOTS

NC/ CAMB

CAZ GS LCP RSF TH

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot                       Lot Line Adjustment      
 Receiving Site                 Sending Site                  
 Reversion to Acreage         Reconsideration            
 Voluntary Merger             Certificate of Compliance

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Margaret Randall                      Daytime Phone 805-927-3297  
 Mailing Address 3290 Bradford Cir. Cambria                      Zip Code 93025  
 Email Address: frogpalace@charter.net

Applicant Name GREENSPACE ~ 4th CAMBRIA LAND TRUST                      Daytime Phone 805-927-2866  
 Mailing Address P.O. BOX 1505 CAMBRIA, CA                      Zip Code 93428  
 Email Address: RICK@GREENSPACECAMBRIA.ORG

Agent Name TIM CRAWFORD / CENTRAL COAST ENGINEERING                      Daytime Phone 544-5278  
 Mailing Address 795 BUCKLEY RD. STE 1, SLO                      Zip Code 93401  
 Email Address: CCE@CCESLO.COM

## PROPERTY INFORMATION

Total Size of Site: 5.43                      Assessor Parcel Number(s): 024-301-028 = 031  
 Legal Description: PARCELS A & B of PARCEL MAP CO 85-381 (39 PM 31)

Address of the project (if known): 3290 BRADFORD CIRCLE, CAMBRIA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 1 NORTH, TAKE ARDATA EXIT TURN LEFT, TAKE ARDATA RD. TO RICHARD AVE, TURN LEFT, TAKE RICHARD TO BRADFORD CIR.

Describe current uses, existing structures, and other improvements and vegetation on the property: 1 PARCEL VACANT - 2ND PARCEL HAS SFR UNIT.

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT TO DONATE 4.78 ACRES TO GREENSPACE FOR PERMANENT OPEN SPACE

## 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 Margaret Randall                      Date 6/24/13

FOR STAFF USE ONLY				
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?: 4.78 AC. & .65 AC.  
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 2.3 & 2.11 AC  
What will the property be used for after division: OPEN SPACE & RESIDENTIAL  
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: LONDON LN., GLEASON ST.  
& BRADFORD CIR.

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

North: RSF South: RSF  
East: RSF West: RSF

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

Proposed sewage disposal: NA  Individual on-site system  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for sewage disposal: CCSD (EXISTING RESIDENCE)  
Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

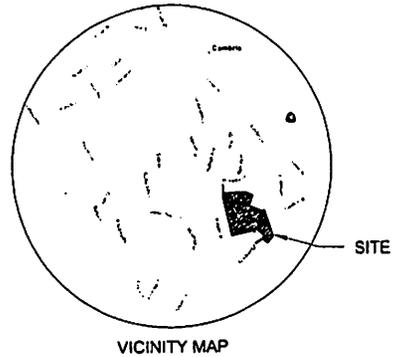
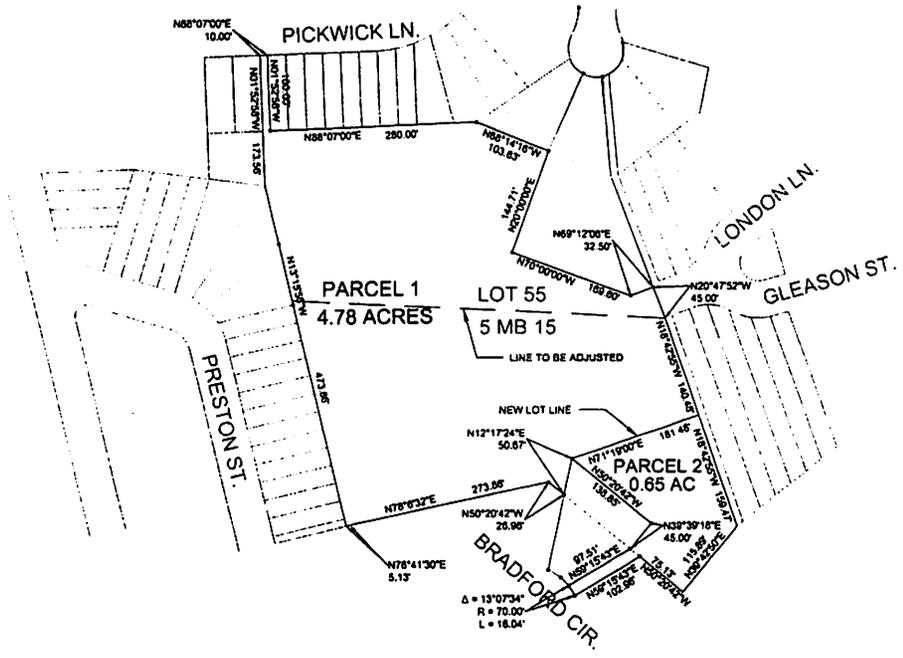
Fire Agency: List the agency responsible for fire protection: CAMBRIA FIRE DEPARTMENT

List available or proposed utilities: NA  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))

Briefly describe the reasons for the request 



**APPLICANT/OWNER:**  
 Green Space / Margaret Randall  
 P.O. Box 1505  
 Cambria, CA 93428

**Assessor's Parcel Numbers**  
 024-301-031  
 024-301-028

**PARCEL AREAS:**  
 PARCEL 1  
 2.11 Acres (Existing)  
 4.78 Acres (Proposed)

PARCEL 2  
 3.33 Acres (Existing)  
 0.65 Acres (Proposed)

**Zoning:**  
 Coastal Appealable Zone  
 Geologic Study Area  
 Local Coastal Plan Area  
 Residential Single Family  
 Terrestrial Habitat

**COAL 13-0067**

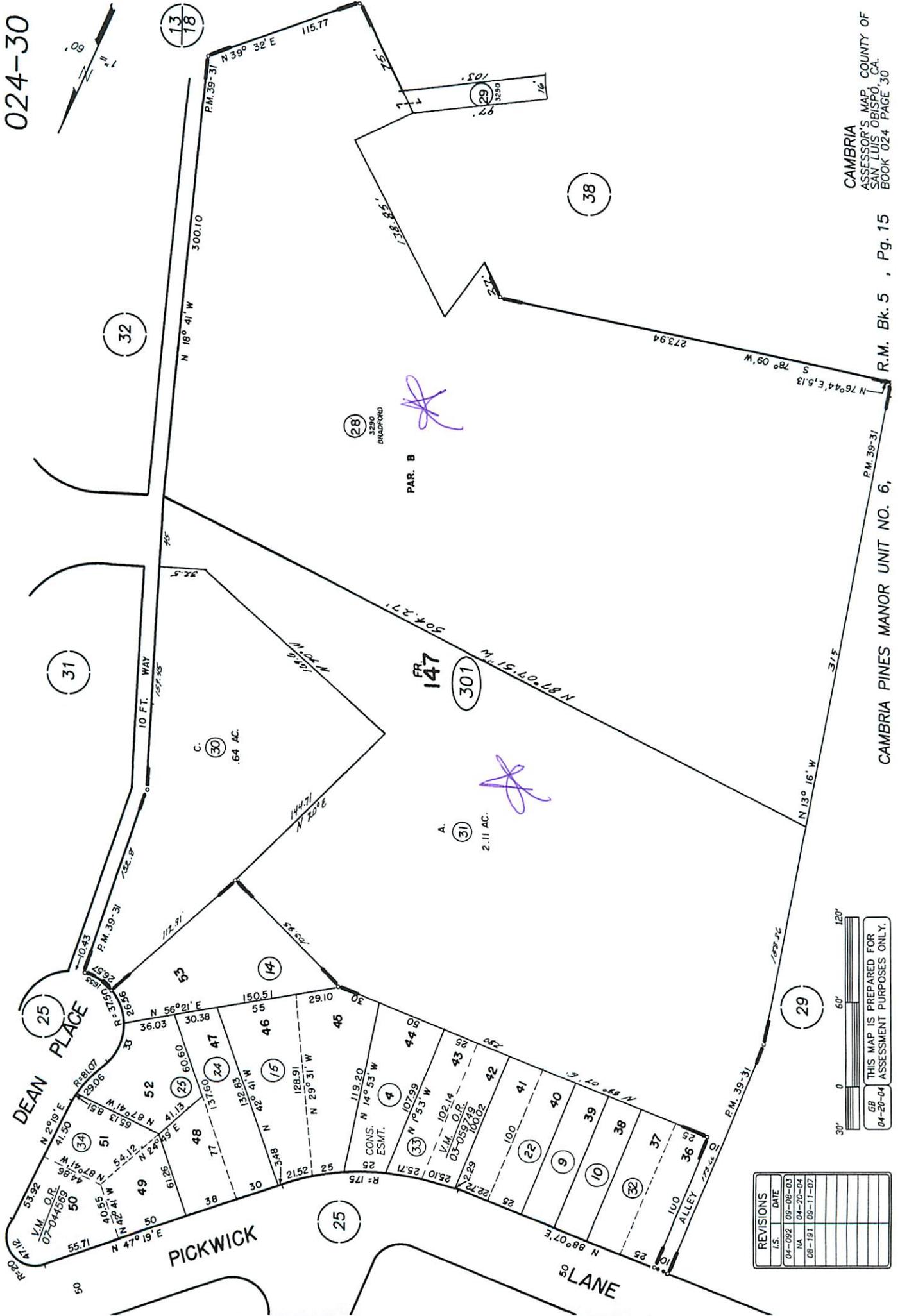
Being a Lot Line Adjustment of  
 Lot 55 of 5 MB 15 in the  
 County of San Luis Obispo,  
 State of California.

July, 2013



Central Coast Engineering  
 396 Buckley Road  
 San Luis Obispo, CA 93401

024-30



REVISIONS	
I.S.	DATE
04-092	09-08-03
NA	04-20-04
08-191	09-11-07

30' 0 60' 120'

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.







# Parcel Summary Report For Parcel # 024-301-028

8/8/2013  
2:05:13PM

## 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    RANDALL MARGARET  
         3290 BRADFORD CIR CAMBRIA CA 93428-5975  
OWN    FITZWATER/RANDALL TRUST-SURVIVORS T

### Address Information

Status            Address  
P                    03290 BRADFORD CR CAMB

### 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>
024301	028	0001	Cambria	North Coast	TH	CAZ		N	VP	E0400435
CO85-	381	B-PT	Cambria	North Coast	RSF	GS	LCP	Y	L2 / HA	D940134P

### Parcel Information

Status    Description  
Active    PM39/31 PTN PAR B

### Notes

#### Tax Districts

COAST (SB1537)  
SAN LUIS OBISPO JT(27,40)  
CAMBRIA PUBLIC  
COAST UNIFIED SCHOOL - IMP. NO. 1  
CAMBRIA (SB1537 BLO)  
CAMBRIA COMMUNITY  
NO. 02



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CAMBRIA  
AREA NO. 21

### Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
COD2004-00435	CLD	Primary Parcel
<u>Description:</u> USE NOT ALLOWED		
D940134P	CMP	Primary Parcel
<u>Description:</u> CONST SINGLE FAMILY DWELLING		
E020342	RES	Primary Parcel
<u>Description:</u> B&B WITHOUT LIC, MUP		
P960159P	APP	Primary Parcel
<u>Description:</u> HOME OFFICE MAIL ORDER		
P970379P	APP	Primary Parcel
<u>Description:</u> HOMESTAY		
P990785Z	APP	Primary Parcel
<u>Description:</u> MASSAGE THERAPY		
PMT2006-02574	FNL	Primary Parcel
<u>Description:</u> PHOTOVOLTAIC - ROOF MOUNTED		
SUB2013-00011	REC	Primary Parcel
<u>Description:</u> LOT LINE ADJUSTMENT - 2 LOTS		
ZON2005-00679	AUT	Primary Parcel
<u>Description:</u> ONE MONTEREY PINE WITH DEAD TOP AND IS IN DECLINE FROM CONSTRUCTION DAMAGE. OK TO REMOVE ONE TREE.		
97116	FNL	Related Parcel
<u>Description:</u> GRADING FOR SFD		



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98811

FNL

Related Parcel

**Description:**

CONST SINGLE FAMILY DWELLING W/ATT GARAGE