



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 09/27/2013

TO: _____

FROM: Megan Martin - Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2013-00027 COAL13-0083 RED. Proposed lot line adjustment of two parcels to create a 70x70 parcel and a 50x70 parcel. Site location Shearer at Haines in Cayucos. APN: 064-432-028.

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

ADJUSTMENT OF TWO PARCELS TO
CREATE A 70 X 70 PARCEL AND A 50 X 70
EST/ CAYU

LCP RSF

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 MONTY RED Daytime Phone 221-5798
 Mailing Address 224 BOB WHITE, PASO ROBLES CA Zip Code 93946
 Email Address: _____

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name MIKE STANTON Daytime Phone 594-1960
 Mailing Address 3563 SUELDO ST #Q SAN LUIS OBISPO Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 8400 SF Assessor Parcel Number(s): 06A-432-028
 Legal Description: LOTS 31, 32 AND 33 OF BLK 13 MORRO STRAND #1
 Address of the project (if known): SHEARER AT HAINES (CAYUCOS)
 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 TO OCEAN BLVD (LEFT) TO HAINES, TURN RT, THEN LEFT ON SHEARER
 Describe current uses, existing structures, and other improvements and vegetation on the property: NO STRUCTURES (VACANT)

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): ADJUST LINE BETWEEN TWO LEGAL PARCELS TO CREATE A 70X70 PCL AND 50X70 PARCEL

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 8/26/13**FOR STAFF USE ONLY**

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

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
_____, identified as Assessor Parcel Number
_____, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: _____ (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

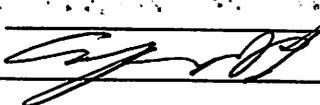
1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: _____
Daytime Telephone Number: _____
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

Person or entity granting consent:

Print Name: MONTY RED

Print Address: 224 BOB WHITE, PASO ROBLES

Daytime Telephone Number: _____

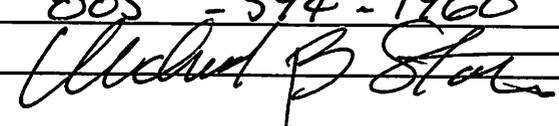
Signature of landowner:  Date: 8/26/13

Authorized agent:

Print Name: MIKE STANTON

Print Address: 3563 SUELDO ST # Q SAN LUIS OBISPO, CA

Daytime Telephone Number: 805 - 594 - 1960

Signature of authorized agent:  Date: 8-21-2013

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 8400 SF
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 40x70 80x70
What will the property be used for after division: RESIDENTIAL HOMES
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: SHEARER

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

North: RESIDENTIAL South: RESIDENTIAL
East: RESIDENTIAL West: RESIDENTIAL

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: _____

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 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".

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:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Sharon Ave.

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? Two
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.

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: Shearer St.
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: Cayucos
2. Location of nearest police station: 10 Miles
3. Location of nearest fire station: 200 yds
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: Vacant
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: _____

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

*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:

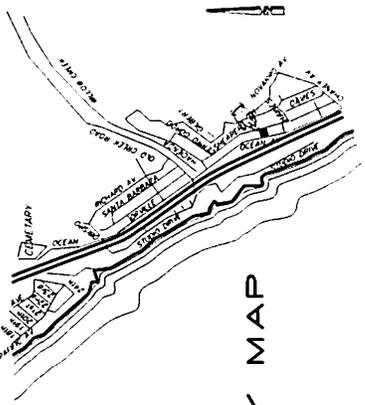
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____

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): _____

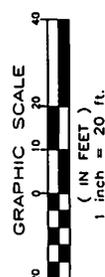
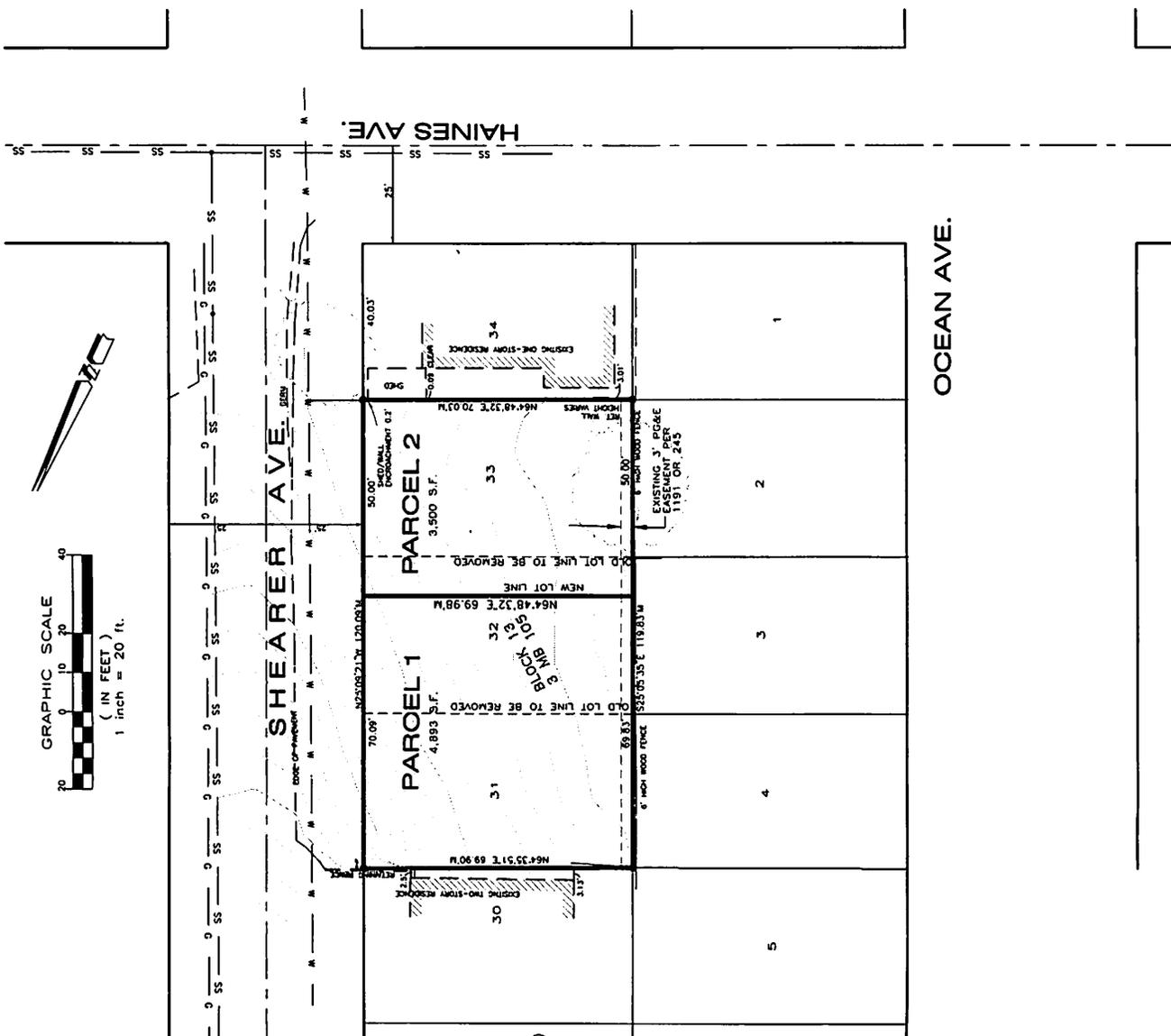
Other Related Permits

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

(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.)



VICINITY MAP



AREA TABLE:

LOT NO.	OLD AREA	PARCEL NO.	NEW AREA
LOT 31	2800 SQ. FT. / .03 AC	PARCEL 1	4800 SQ. FT. / .11 AC
LOT 32	2800 SQ. FT. / .03 AC	PARCEL 2	3500 SQ. FT. / .08 AC
LOT 33	2800 SQ. FT. / .06 AC		
TOTAL	8400 SQ. FT. / .19 AC		8400 SQ. FT. / .19 AC

PROJECT DATA

PROJECT ADDRESS: 3486 SHEARER AVENUE, CAYUCOS
 PROJECT AREA: 8400 SQUARE FEET
 ZONING: RSF - RESIDENTIAL SINGLE FAMILY
 ASSESSOR'S PARCEL NO: 064-432-028
 WATER SUPPLY: CAYUCOS C.S.A.
 SEWER: CAYUCOS C.S.D.
 GAS: SOUTHERN CALIFORNIA GAS CO
 TELEPHONE: PACIFIC BELL
 TELEPHONE: PACIFIC BELL

CONTACT INFORMATION

OWNER / APPLICANT:
 MONTY RED
 224 BOB WHITE
 PASO ROBLES, CA 93446
 TELEPHONE: 221-5798

SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- ELEC./TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- POLE BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JOINT POLE
- POWER POLE
- CUY WIRE
- FOUND 3/8" REBAR
- 1.5" 5702" PER 31 CR 106 PLOT

**PRELIMINARY
 LOT LINE ADJUSTMENT MAP
 COAL 13-0083**

LOTS 31-33 OF BLOCK 13 OF MORRO STRAND UNIT #1
 AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 105,
 COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF MONTY RED

SEPTEMBER, 2013 SCALE: 1" = 20'

MBS
 174741/ST/02/07/13
 805-594-1960
 VICKI L. BOSTON, PLS 5702
 1015 G STREET, UNIT 9
 SAN LUIS OBISPO, CA 93401

EXHIBIT A
Legal Description
Parcel 1

All of Lot 31 and a portion of Lot 32 in Block 13 of Morro Strand, Unit No. 1, in the County of San Luis Obispo, State of California, as shown on map filed in Book 3 of Maps at page 105, records of said County, described as follows;

Commencing at the most easterly corner of said Block 13; thence North 25°85'00" West, along the northeasterly line of said Block 13, a distance of 90.03 feet the **true point of beginning**;

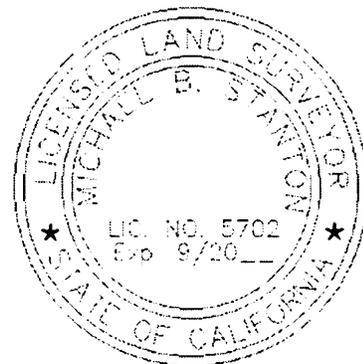
1. Thence South 64°48'32" West, 69.98 feet to a point on the southwesterly line of said Lot 32 as shown on said Corner Record;
2. Thence North 25°05'28" West, along the southwesterly line of said Lots 32 and 31, a distance of 69.83 feet to a nail and tag stamped "LS 8769" at the most westerly corner of said Lot 31 as shown on Corner Record filed in Book 31 of Corner Records at page 106;
3. Thence North 64°35'51" East, along the northwesterly line of said Lot 31, a distance of 69.90 feet to a 5/8" rebar with cap stamped "LS 5702" at the most northerly corner of said Lot 31 as shown on said Corner Record;
4. Thence South 25°09'21" East, along the southeasterly line of said Block 13, a distance of 70.09 feet to the true point of beginning.

Contains 4,893 square feet, more or less.

* * *

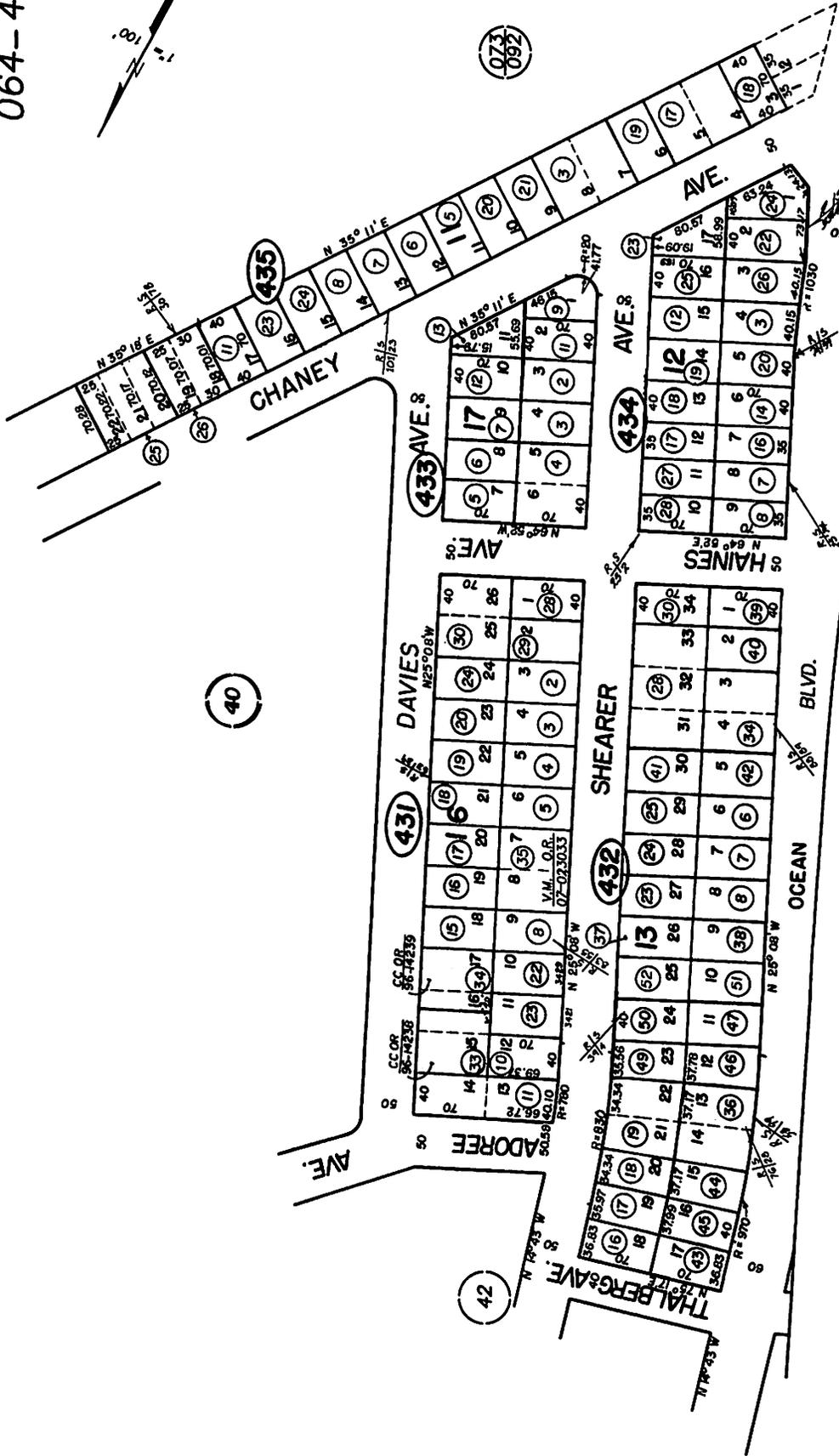
Michael B. Stanton, P.L.S. 5702 Date

Date: _____





088-13



40

42

073
092

CALIF.

+ 50 STATE

HIGHWAY

44 NO. 1

+ 45

REVISIONS	
LS.	DATE
MA	10-07-01
MA	05-14-04
08-077	05-21-07



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 064-432-028

9/19/2013
4:33:25PM

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 RED MONTY L
224 BOB WHITE PASO ROBLES CA 93446-4023

Address Information

Status Address
P 03486 SHEARER AV CAYU

Lot Information:

<u>Tract / Twncshp</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>
MORROST1	0013	0031	Cayucos	Estero	RSF	LCP		Y	L3	
MORROST1	0013	0032	Cayucos	Estero				Y	L3	
MORROST1	0013	0033	Cayucos	Estero				Y	L3	

Parcel Information

Status Description
Active MORRO STR 1 BL 13 LT 31 TO 33

Notes

SEE PARCEL TAG FOR LEGALITY INFORMATION. JSM 5/29/12

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10



Parcel Summary Report For Parcel # 064-432-028

9/19/2013
4:33:25PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

AREA NO. 10, ZONE A

Case Information

Case Number:

Case Status:

SUB2013-00027

REC

Primary Parcel

Description:

ADJUSTMENT OF TWO PARCELS TO CREATE A 70 X 70 PARCEL AND A 50 X 70 PARCEL.