



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/10/2013

TO: _____

FROM: Megan Martin - Coastal Team / Dev Review

PROJECT DESCRIPTION: SUB2013-00028 COAL13-0091 SANSONE - Proposed lot line adjustment of two parcels from 26,618 sf and 31,950 sf to two parcels of 20,408 sf and 38,160 sf. Site location is on Avonne Ave, nearest cross street Otter Way, in San Simeon. APNs: 013-071-024 and -025.

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

TO ADJUST PARCEL 24 FROM 26,618 SQ FT TO 20,408 SQ FT AND ADJUST PARCEL 025 NC/ SSIM

CSC LCP RMF

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 David Sansone Co. Inc. Daytime Phone 805/549-0667
 Mailing Address P.O. Box 1429 San Luis Obispo, CA Zip Code 93406
 Email Address: _____

Applicant Name David Sansone Co. Inc. Daytime Phone 805/549-0667
 Mailing Address P.O. Box 1429 San Luis Obispo, CA Zip Code 93406
 Email Address: _____

Agent Name Gary Swauger Daytime Phone 805/927-3987
 Mailing Address 2155 Orme Place Cambria, CA Zip Code 93428
 Email Address: garyswauger@sbcglobal.net

PROPERTY INFORMATION

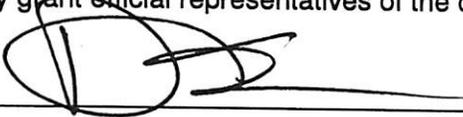
Total Size of Site: 58,568 ± Assessor Parcel Number(s): 013-071-024 & 025
 Legal Description: Portion of Lot A of the Van Gordon partition of Rancho San Simeon
 Address of the project (if known): Avonne Ave. San Simeon
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway One to Castillo Drive, NE onto other way then right onto Avonne Ave.
 Describe current uses, existing structures, and other improvements and vegetation on the property: Vacant property with pine trees & one palm tree

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Adjust parcel 024 from 26,618 sf. to 20,408 sf. and adjust parcel 025 from 31,950 sf. to 38,160 sf.

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 Sept. 30, 2013

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?: (024) @ 20,408 sf. + (025) @ 38,160 sf.
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 26,618 & 31,950 sf.
What will the property be used for after division: (024) RMF + (025) Mini-Storage
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? 85,987 sf.
(013-091-032 @ 63,198 sf. + 013-071-023 @ 22,789 sf.)

Describe existing and future access to the proposed project site:
No changes - access from Rhonne Ave.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North east: Ag - Hearst Ranch - grazing South east: RMF - MFR
North west: RMF - Vacant South west: CR - Motel

Proposed water source: NONE 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: NONE 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): *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: *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: 1.34 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
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: Avenue Ave.

Water Supply Information

1. What type of water supply is proposed? NONE
 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? _____
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 NONE

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: _____
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

NONE

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 Unified School District
2. Location of nearest police station: 560 County Sheriff's Dept. 340
3. Location of nearest fire station: Cambria Fire Dept. 5500 Heath Ln.
4. Location of nearest public transit stop: Castillo Dr. & Otter Way
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/4 mile 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. Attached

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): NONE
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: Mini-Storage project proposed for adjacent parcel 025 and adjacent parcel 023.
4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: N/A

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: NONE

*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:
NONE

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): lot line Adjustment

(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.)

LEGAL DESCRIPTION

EXISTING PARCEL 1: APN 013-071-024

THAT PORTION OF LOT A OF THE PARTITION OF THAT PART OF THE SAN SIMEON RANCHO OWNED BY RA VAN GORDEN, SR., IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JULY 27, 1899, IN BOOK B, PAGE 108 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 5, NO.3 BEING THE SOUTHEAST CORNER OF THE ARBUCKLE TRACT IN SAID LOT A OF RANCHO SAN SIMEON AS SHOWN ON LICENSED SURVEYOR'S MAP RECORDED MAY 22, 1952, IN BOOK G, PAGE 49 OF RECORD OF SURVEYS;
THENCE NORTH 62 29' EAST 25.11 FEET TO A 1/2" BAR SET IN THE CENTER LINE OF FORMER COUNTY ROAD NO.3, NOW ABANDONED, THENCE NORTH 33 WEST ALONG SAID CENTER LINE 926.85 FEET TO A 1/2" BAR, THENCE CONTINUING ALONG SAID CENTER LINE NORTH 33 WEST, 331.26 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 45 51' WEST, 163.67 FEET, THENCE SOUTH 44 09' EAST, 182.5 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO FLOYD B. PRINCE ET AL., RECORDED OCTOBER 23, 1958, IN BOOK 963, PAGE 491 OF OFFICIAL RECORDS; THENCE NORTH 45 51' EAST ALONG SAID NORTHWESTERLY LINE TO THE CENTER LINE OF THE AFOREMENTIONED COUNTY ROAD NO.3; THENCE NORTH 33 WEST ALONG SAID CENTERLINE, TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN ON LICENSED SURVEYOR'S MAP RECORDED MAY 22, 1952, IN BOOK G, PAGE 49 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING PARCEL 2: APN 013-071-025

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THENCE SOUTH 45 51' WEST, 368.67 FEET TO THE CENTER LINE OF AVONNE AVENUE;
THENCE SOUTH 44 09' EAST ALONG SAID CENTER LINE, 325 FEET TO A POINT WHICH BEARS SOUTH 45 51' WEST, 20 FEET TO A 2" X 2" REDWOOD STAKE, THENCE NORTH 45 51' EAST, 304.68 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO FLOYD E. PRINCE, ET AL., BY DEEDS RECORDED OCTOBER 23, 1958 IN BOOK 963, PAGE 491 AND DECEMBER 3, 1959 IN BOOK 1035, PAGE 600 OF OFFICIAL RECORDS.

SAID LAND IS ALSO SHOWN ON LICENSED SURVEYOR'S MAP RECORDED MAY 22, 1952, IN BOOK G, PAGE 49 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NEW PARCEL 1: APN 013-071-024

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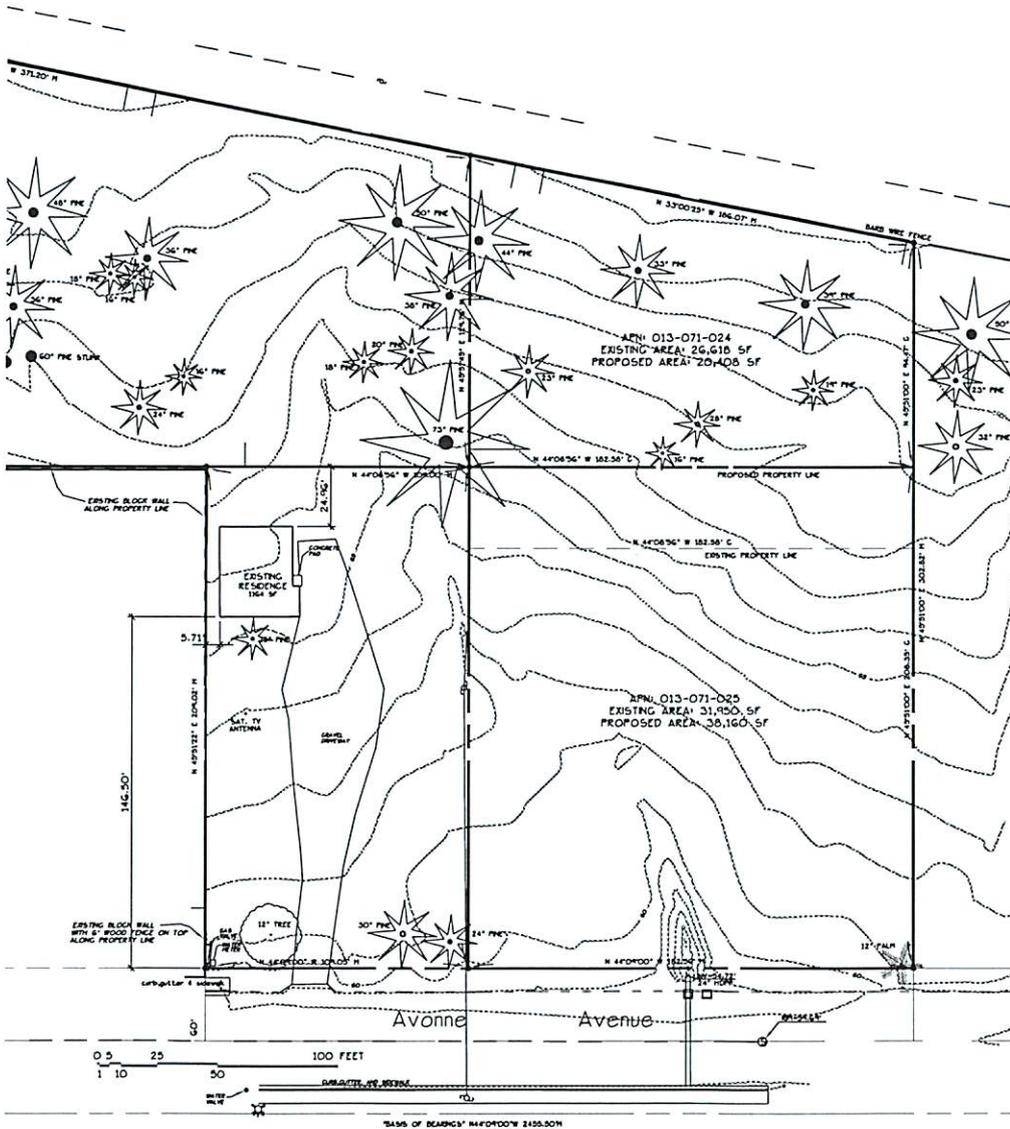
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COAK 13-0091



ADJUSTMENT MAP

1"=80'-0"

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REVISIONS	BY

PROPOSED LOT LINE ADJUSTMENT FOR:
DAVE SANSONE
 PTN LOT A RANCHO SAN SIMEON
 AVONNE AVENUE, SAN SIMEON
 TENT MAP

gary michael swauger architect
 and associates
 cambridge, california 95924-3887
 2100 orme place

DRAWN	G.M.S.
CHECKED	G.M.S.
DATE	SEPT 2013
SCALE	1"=80'-0"
JOB NO.	2011-13.01
SHEET	1
OF 1	SHEETS

13-07

RANCHO SAN SIMEON, PTN. LT. A
(ARBUCKLE TRACT)

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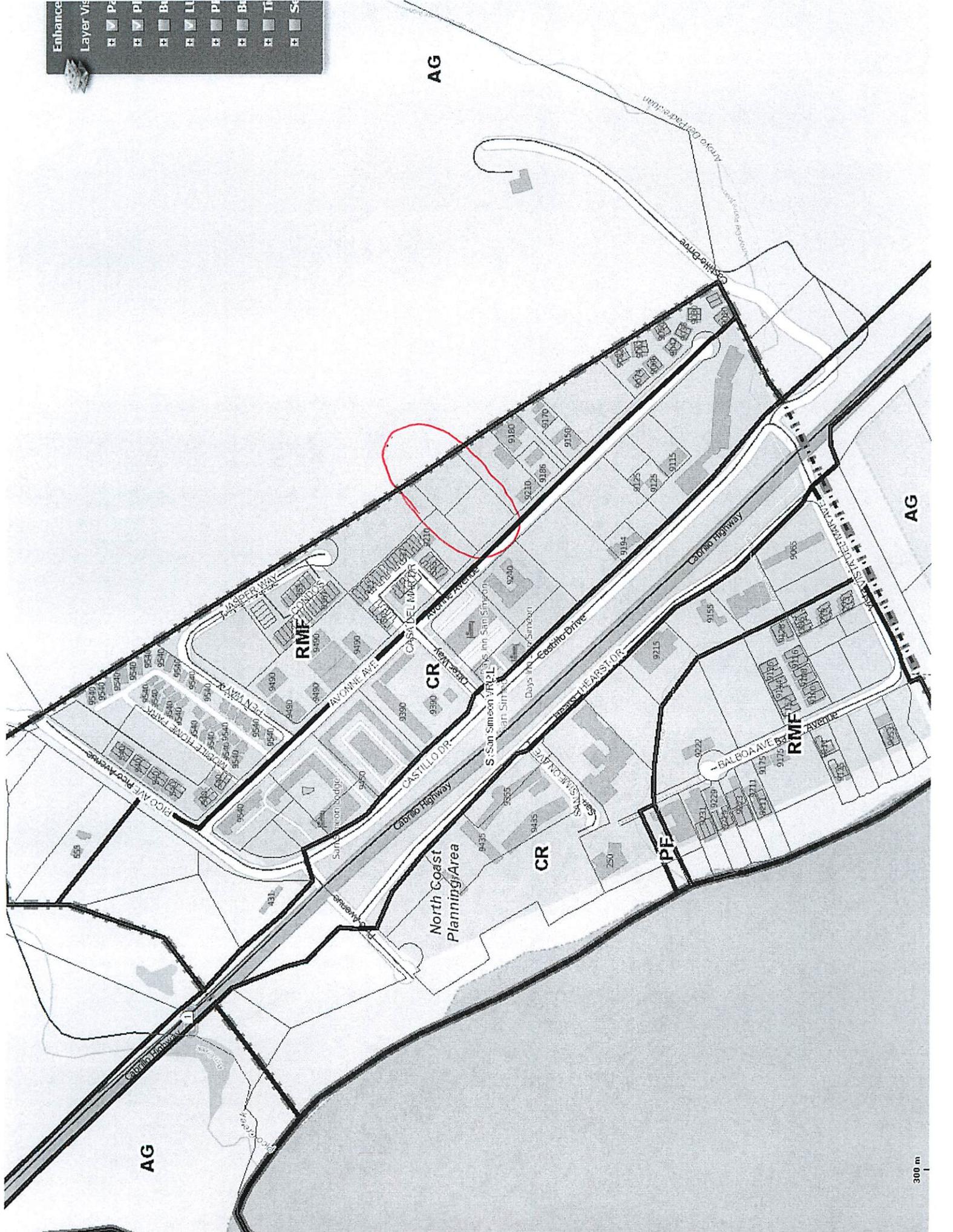
(302)

(303)

(304)

(305)

Enhance	Layer Vis	Pa	Pl	B	LU	PT	B	IT	Se
<input type="checkbox"/>									



300 m



Parcel Summary Report For Parcel # 013-071-024

10/4/2013
3:46:56PM

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 DAVID SANSONE CO INC A CA CORP
 PO BOX 1429 SLO CA 93406-1429

Address Information

Status Address
A 00000 AVONNE AV SSIM

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>
ARBKLTR	E	8P	San Simeon	North Coast	RMF	LCP	CSC	Y		

Parcel Information

Status Description
Active RHO SAN SIMEON PTN LT A

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
SAN SIMEON ACRES
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)



Parcel Summary Report For Parcel # 013-071-024

10/4/2013
3:46:56PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

SUB2013-00028

REC

Primary Parcel

Description:

TO ADJUST PARCEL 24 FROM 26,618 SQ FT TO 20,408 SQ FT AND ADJUST PARCEL 025 FROM 31,950 SQ FT TO 38,160 SQ FT.



Parcel Summary Report For Parcel # 013-071-025

10/4/2013
4:51:05PM

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 DAVID SANSONE CO INC
 PO BOX 1429 SLO CA 93406-1429
OWN DAVID SANSONE CO INC A CA CORP

Address Information

Status **Address**
A 00000 AVONNE AV SSIM

Lot Information:

<u>Tract / Townshp</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>
ARBKLTR	E	8P	San Simeon	North Coast	RMF	LCP	CSC	Y		

Parcel Information

Status **Description**
Active RHO SAN SIMEON PTN LT A

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
SAN SIMEON ACRES
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1



Parcel Summary Report For Parcel # 013-071-025

10/4/2013
4:51:06PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA (SB1537 BLO)

Case Information

Case Number:

Case Status:

DRC2013-00020

REC

Related Parcel

Description:

MINI-STORAGE DEVELOPMENT IN THREE PHASES WITH EXISTING 1,164 SQ FT MANAGERS RESIDENCE. PHASE ONE TO BE 8,295 SQ FT BLDG TOTAL, PHASE TWO 15,256 SQ FT TOTAL. PHASE THREE 2,9269 SQ FT TOTAL.

SUB2013-00028

REC

Related Parcel

Description:

TO ADJUST PARCEL 24 FROM 26,618 SQ FT TO 20,408 SQ FT AND ADJUST PARCEL 025 FROM 31,950 SQ FT TO 38,160 SQ FT.