



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 11/21/2013

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

FROM: Cody Scheel (805-781-5157 or [cscheel@co.slo.ca.us](mailto:cscheel@co.slo.ca.us)) Coastal Team / Development Review

**PROJECT DESCRIPTION:** SUB2013-00037 COAL13-0103 KARNER – Proposed lot line adjustment to combine lot 22 and 23A. Site location is 356 Mitchell Dr, Los Osos. APN: 074-081-034.

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

EST/LSOS

AS CA COJ FH LCP RSF  
SRA WET

# 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 GARY KARNER Daytime Phone 528-7014  
 Mailing Address 350 MITCHELL DR. LOS OSOS Zip Code 93402  
 Email Address: \_\_\_\_\_

Applicant Name SAME AS ABOVE Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name BOB SEMONSEN Daytime Phone 528-7289  
 Mailing Address 1120 4th ST LOS OSOS Zip Code 93402  
 Email Address: BOBSEM@CHARTER.NET

### PROPERTY INFORMATION

Total Size of Site: 6908 sq ft Assessor Parcel Number(s): 074-081-034  
 Legal Description: LOT 22 BLK 35 WESTA BY THE SEA  
 Address of the project (if known): 356 MITCHELL DR. LOS OSOS  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOS OSOS VALLEY RD. TO PINE ST. NORTH TO MITCHELL DR WEST TO END OF STREET  
 Describe current uses, existing structures, and other improvements and vegetation on the property: EXISTING S.F.R.

### PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT  
COMBINE LOT 22 & 23A

### 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 [Signature] Date 11/14/13

**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?: 91800'

Number of existing lots, parcels or certificates: 5 Existing parcel sizes: \_\_\_\_\_

What will the property be used for after division: EXISTING S.F.R.

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? 4 LOTS

Describe existing and future access to the proposed project site: EXISTING - MITCHELL

DR.

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

North: BAY South: S.F.R.

East: VACANT LOT West: S.F.R.

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: LOGSD

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 TO BRING LEGAL / NON CONFORMING LOT INTO COMPLIANCE

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21):**

How are you proposing to meet the requirements of the Quimby Ordinance:

- N/A
- 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)

Acreege 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: 1.1 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: MORRO BAY
- 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: MITCHELL DR.

**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 EXIST.     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 100 GPD
4. How many service connections will be required? 1 EXISTING
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: EXISTING WATER METER
6. Has there been a sustained yield test on proposed or existing wells?  
N/A  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 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: \_\_\_\_\_
2. What is the amount of proposed flow? EXISTING    100 G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

N/A

**Solid Waste Information**

1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? EXISTING
2. Name of Solid Waste Disposal Company: \_\_\_\_\_
3. Where is the waste disposal storage in relation to buildings? N/A
4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes    No N/A

**Community Service Information**

1. Name of School District: SLOUSD
2. Location of nearest police station: 10th ST L.O.
3. Location of nearest fire station: BAYVIEW HGTS DR.
4. Location of nearest public transit stop: PIKE ST.
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: S.F.R.
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: \_\_\_\_\_
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: \_\_\_\_\_

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

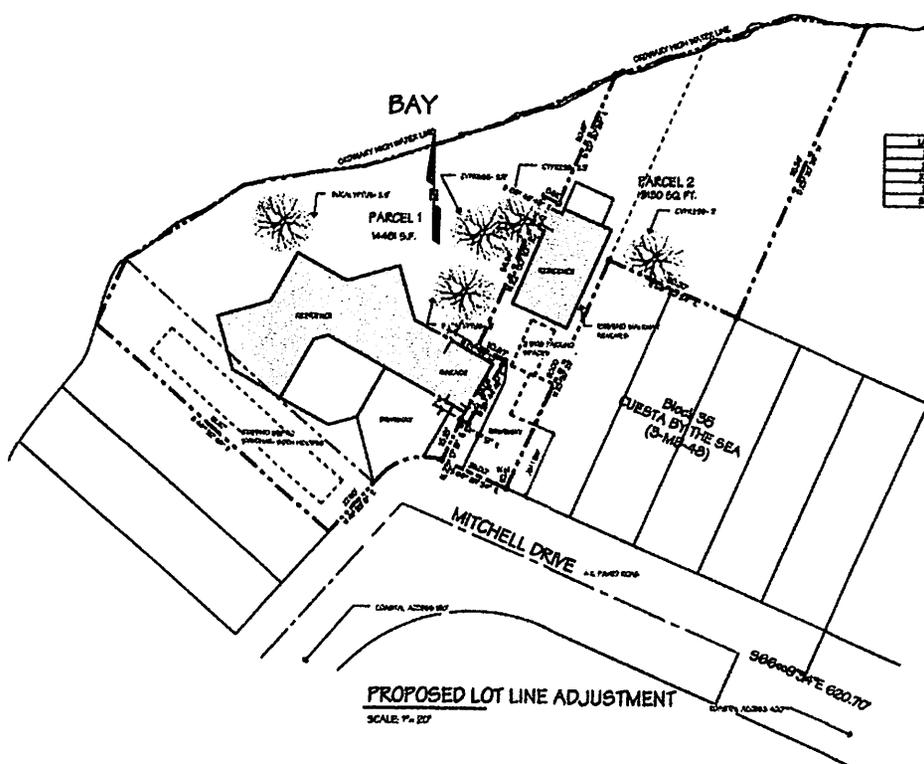
If yes, please describe and provide "ED" number(s): ED10-27A

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): COUNTY C.D.P. COASTAL COMMISSION C.D.P.

(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.)





DATE	DESCRIPTION	BY
03/15/00	PREPARED	JK
03/15/00	REVISION	JK

LEGAL DESCRIPTION-  
 LOTS- 22, 23, 24  
 BLOCK- 35  
 CUESTA BY THE SEA

APN-  
 74-081-034

OWNER-  
 GARY E. KARNER AND  
 PANDORA NASH KARNER  
 TRUST

PROPOSED LOT LINE ADJUSTMENT  
 SCALE: 1" = 20'

REVISIONS

**COUNTRY COALITION DESIGN**  
 1808 BALDWIN BLVD. SUITE 100, LOS ANGELES, CA 90025  
 (818) 222-7200

DATE OF ESTABLISHMENT: 01/15/00  
 DESIGNER: JAMES K. JONES, P.E.  
 CHECKER: JAMES K. JONES, P.E.  
 PROJECT NO.: 74-081-034

JOB ADDRESS: 1808 BALDWIN BLVD. SUITE 100, LOS ANGELES, CA 90025

LEGAL DESCRIPTION: LOTS 22, 23, 24, BLOCK 35, CUESTA BY THE SEA, APN 74-081-034

OWNER: GARY E. KARNER AND PANDORA NASH KARNER TRUST

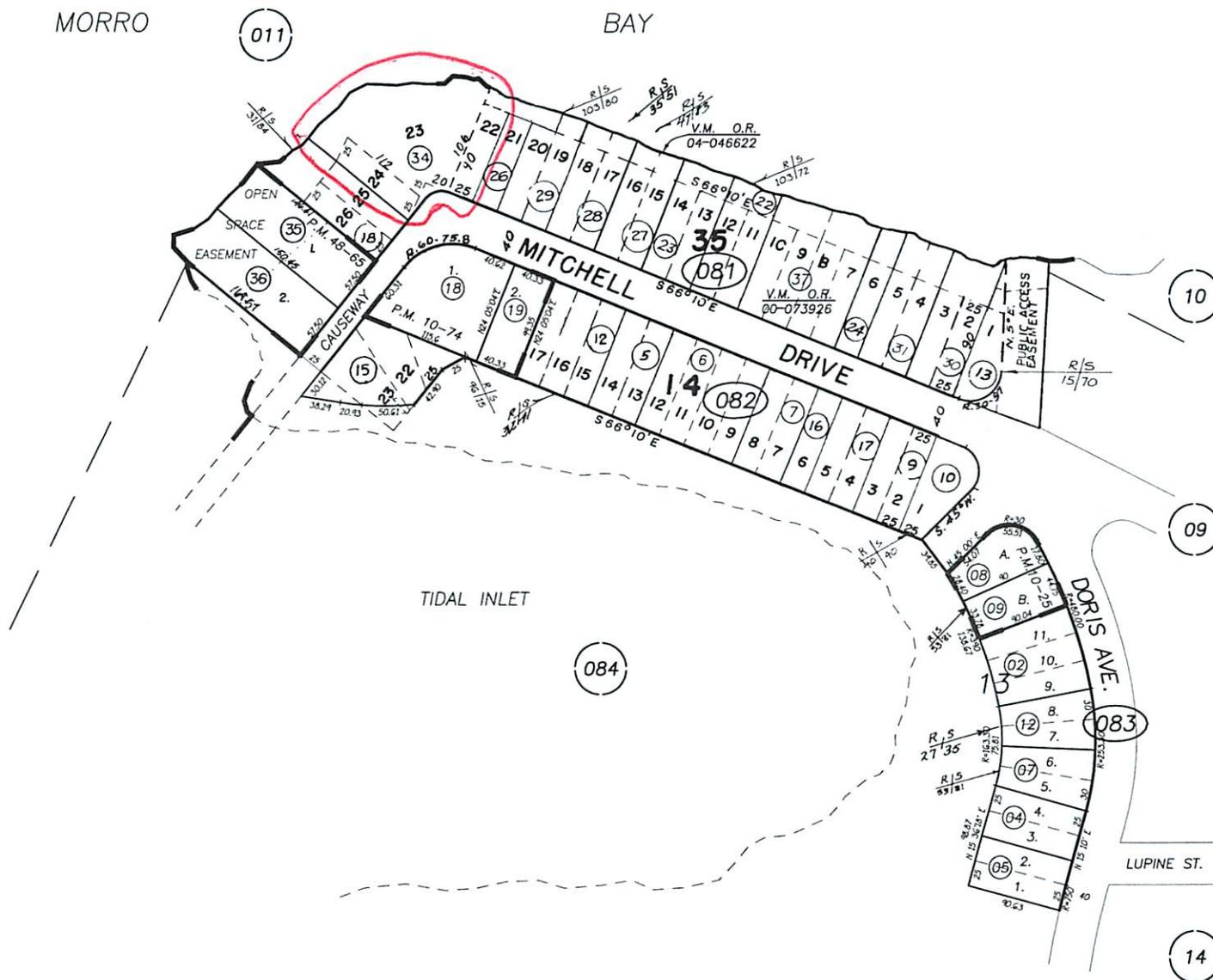
DATE
CHECKED
DRAWN
SCALE
JOB NO.
SHEET
S-2

COAL13-0103

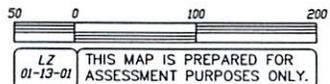
MORRO

BAY

074-08



REVISIONS	
L.S.	DATE
NA	10-05-04
07-143	08-28-05
NA	01-31-08
NA	05-23-08
NA	11-20-08



CUESTA BY THE SEA, R.M. Bk. 3, Pg. 48.

LOS OSOS  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 074 PAGE 08

Basemap

Estero  
Planning Area

ASTICHELLO

RSF

Los Casos URLL

REC

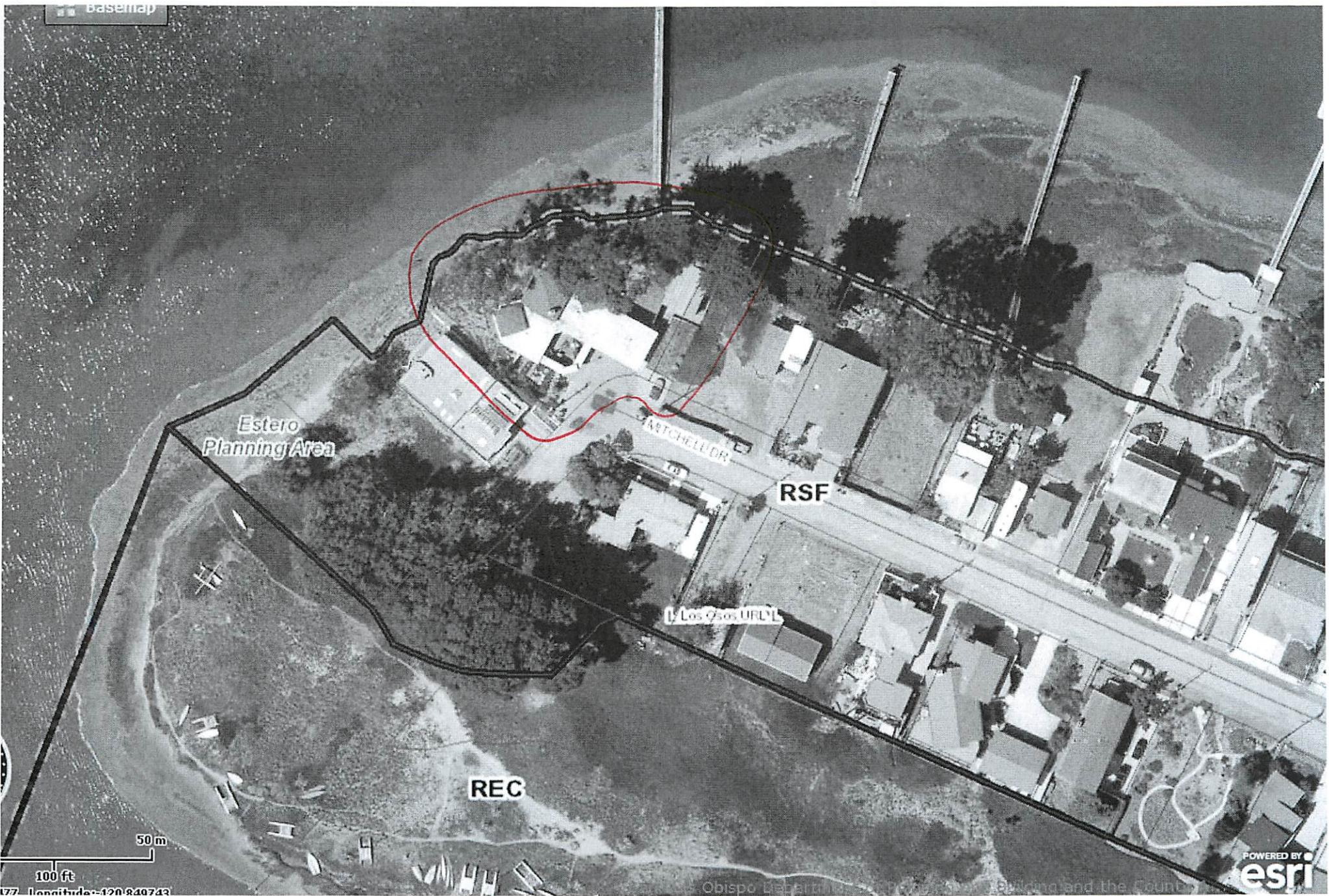
50 m

100 ft

77 Longitude: -120.840743

Obispo Diocese of San Diego Building and the County

POWERED BY  
esri





# Parcel Summary Report For Parcel # 074-081-034

11/18/2013  
3:42:50PM

## 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    KARNER GARY E  
          350 MITCHELL DR LOS OSOS CA 93402-2022  
OWN    KARNER GARY E & PANDORA N TRUST

### Address Information

<u>Status</u>	<u>Address</u>
P	00356 MITCHELL DR LSOS
P	00354 MITCHELL DR LSOS

### 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>
T30S	R10E	13P	Los Osos	Estero	WET	COJ		U	LM	
CSTBYSEA	0035	0022	Los Osos	Estero	RSF	LCP	FH	Y	LM	
CSTBYSEA	0035	0023	Los Osos	Estero	SRA	AS	CA	Y	LM	
CSTBYSEA	0035	0024	Los Osos	Estero				Y	LM	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	CUESTA BY THE SEA BL 35 L TS 22,23,24 & ADJ LAND

#### Notes

PER EMAIL REQUEST BY OWNER (MR. KARNER), DELETED INCORRECT ADDRESS 356 MITCHELL DR FROM ADJACENT PARCEL (074-081-026), AND ASSOCIATED CORRECT ADDRESS "356" TO THIS APN. 7/2/13-PCS

#### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
NO. 02  
LOS OSOS, ZONE B



# Parcel Summary Report For Parcel # 074-081-034

11/18/2013  
3:42:51PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21  
LOS OSOS, ZONE J  
LOS OSOS, ZONE K  
LOS OSOS

### Case Information

**Case Number:**

**Case Status:**

87978 FNL Primary Parcel

**Description:**

LEACHFIELD REPAIR

DRC2010-00038 APV Primary Parcel

**Description:**

MUP FOR A VACATION RENTAL 830 SQ. FT.

SUB2004-00371 APV Primary Parcel

**Description:**

LOT LINE ADJUSTMENT/COASTAL DEVELOPMENT PERMIT TO ADJUST THE LOT LINES BETWEEN THREE PARCELS OF 2,272, 2,757 AND 18,612 SQUARE FEET EACH. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 9,180 AND 14,461 SQUARE FEET EACH. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS

SUB2013-00037 REC Primary Parcel

**Description:**

LOT LINE ADJUSTMENT

D910298P APP Related Parcel

**Description:**

CONSTRUCT RETAINING WALL