



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/1/2014

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

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** SUB2013-00065 CO13-0105 MESECHER – Proposed parcel map to subdivide one parcel into two parcels of 45,653 and 11,905 sf. Site location is 1351 Ramona Ave and 1733 Mountain View, Los Osos. APN: 074-271-013

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

Parcel Map

SUBDIVIDE 1 PARCEL INTO TWO PARCELS

EST/LSOS

AS LCP RSF

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

## APPLICANT INFORMATION

Check box for contact person assigned to this project  
 Landowner Name Toni and Ron Mesecher Daytime Phone 805-528-5752  
 Mailing Address 1351 Ramona Ave., Los Osos, CA Zip Code 93402  
 Email Address: tmosos@yahoo.com

Applicant Name Toni and Ron Mesecher Daytime Phone 805-528-5752  
 Mailing Address 1351 Ramona Ave., Los Osos, CA Zip Code 93402  
 Email Address: tmosos@yahoo.com

Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 57,868 SF Assessor Parcel Number(s): 074 271 013

Legal Description: Residential

Address of the project (if known): 1351 Ramona Ave, and 1733 Mountain View, Los Osos, CA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Ramona Ave, Los Osos, CA and Mountain View, Los Osos, CA 93402

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Residential

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Subdivide parcel into two parcels 1-size 2-size  
SF 45,653 1st parcel SF 11,905 2nd 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 Toni Mesecher Date 12.4.13

**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?: parcel 1 45,653 SF parcel 2 11,905 SF  
Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 57,868 SF  
What will the property be used for after division: 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: Residential driveway

**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 LOCSD  
 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 Sewer  
 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: Los Osos Fire Dept

**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))
- Flood hazard & drainage (21.03.010(e))
- Sewage Disposal (21.03.010(g))
- Road Exception (21.03.010(d))
- Access & circulation design (21.03.010(d))
- Water supply (21.03.010(f))
- Public Utilities (21.03.010(h))

Briefly describe the reasons for the request \_\_\_\_\_

Quimby Ordinance (Section 21.09.010, et seq., of Title 21): *NOT APPLICABLE*

How are you proposing to meet the requirements of the Quimby Ordinance: *No New Development will result from this subdivision*

- 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)

Acres 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:**

- 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: 1.3 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: Mountain View and Ramona Ave, Los Osos, CA  
93402

**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? Normal residential
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Community water system.
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  
*Tests were done when well was dug.*
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:**

- soon -
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? Normal residential 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: Mission
- 3. Where is the waste disposal storage in relation to buildings? Next to garage
- 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: San Luis Coastal
- 2. Location of nearest police station: 1042 Walnut, San Luis Obispo, CA Sheriff Dept. 10th St.
- 3. Location of nearest fire station: 2315 Bayview Hts., Los Osos, CA 93402 Los Osos, CA
- 4. Location of nearest public transit stop: 11th Street - 5 blocks
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No 1 mile  
 If yes, what is the distance? 1 mile feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: Residential
- 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): 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: \_\_\_\_\_
- 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 \*: Residence already built - 1984

\*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

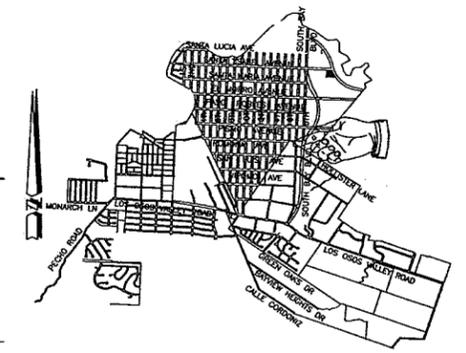
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): NONE

(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.)

LA 13-230 1551 Ramona Ave - San Luis Obispo 2013/11/15/1151 04/04/04 - TP-Prop-21033, Mar 27, 2013 7:44am, 04/04/04



VICINITY MAP  
NOT TO SCALE

**SYMBOL LEGEND:**

- |     |                      |                   |
|-----|----------------------|-------------------|
| x   | FENCE LINE           | RETAINING WALL    |
| SS  | SEWER MAIN           | PG&E BOX          |
| W   | WATER MAIN           | GAS METER         |
| GM  | GAS MAIN             | TELEPHONE BOX     |
| ETC | ELEC/TELEPHONE/CABLE | SIGNAL BOX        |
| OHE | OVERHEAD ELECTRIC    | CABLE T.V. BOX    |
| DI  | DROP INLET AT CURB   | ELECTRIC BOX      |
| DI  | DROP INLET           | TELEPHONE MANHOLE |
| SD  | STORM DRAIN MANHOLE  | STREET LIGHT      |
| FH  | FIRE HYDRANT         | JOINT POLE        |
| WW  | WATER WELL           | POWER POLE        |
| WV  | WATER VALVE          | GUY WIRE          |
| WM  | WATER METER          |                   |
| SM  | SEWER MANHOLE        |                   |
| SC  | SEWER CLEANOUT       |                   |

(X) EXCEPTION OR EXCLUSION PER TITLE REPORT BY FIRST AMERICAN TITLE CO. #4001-3325669

**ABBREVIATIONS**

- |      |                        |       |                          |
|------|------------------------|-------|--------------------------|
| AC   | ASPHALT CONCRETE       | IP    | IRON PIPE                |
| AP   | ANGLE POINT            | GB    | GRADE BREAK              |
| BM   | BENCH MARK             | GM    | GAS METER                |
| BOW  | BACK OF WALK           | HP    | HIGH POINT               |
| CB   | CATCH BASIN            | LT    | LIGHT                    |
| CF   | CURB FACE              | MH    | MANHOLE                  |
| CO   | CLEAN OUT              | PP    | POWER POLE               |
| COR  | CORNER                 | PVC   | POLYVINYL PIPE           |
| CONE | CONCRETE               | REBAR | REBAR                    |
| CMP  | CORRUGATED METAL PIPE  | RCPC  | REINFORCED CONCRETE PIPE |
| CMU  | CONCRETE MASONRY UNITS | R10   | CANOPY RADUS             |
| CRN  | CROWN OF STREET        | SD    | STORM DRAIN              |
| DI   | DROP INLET             | SL    | POINT ON SLOPE           |
| EG   | EXISTING GRADE         | SS    | SEWER                    |
| EP   | EDGE OF PAVEMENT       | STP   | STEP                     |
| FD   | FOUND                  | STR   | STAIRS                   |
| FL   | FLOW LINE              | TOP   | TOP OF SLOPE             |
| FF   | FINISH FLOOR           | TOS   | TOE OF SLOPE             |
| FW   | FACE OF WALL           | TOW   | TOP OF WALL              |
| HSE  | HOUSE COR              | W     | WATER                    |
| GR   | GRASS                  | WL    | WALL                     |
| GM   | GAS METER              | WM    | WATER METER              |
| IP   | IRON PIPE              | WV    | WATER VALVE              |

**BENCH MARK:**

THE BENCH MARK FOR THIS PROJECT IS A FOUND 1" IP IN MONUMENT WELL NEAR THE INTERSECTION OF RAMONA AVE AND MOUNTAIN VIEW, AS SHOWN.  
ELEVATION=97.53' NAVD 88

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS NEAR THE CENTERLINE OF RAMONA AVE AT 15TH STREET AND MOUNTAIN VIEW AVE. POINT# 2559 AND 2547 PER 92 RS 56 BEARING: N88°01'11"W.

UNDERGROUND UTILITIES SHOWN PER IMPROVEMENT PLANS FOR THE LOS OSOS SEWER PROJECT SHEET D-PP-119.

**SUBDIVISION NOTES:**

**OWNER:**  
TONI MESECHER  
1351 RAMONA AVE  
LOS OSOS, CA 93402  
528-5752

**ASSESSOR'S PARCEL NUMBER:**  
074-271-013

**UTILITIES:**  
WATER: LOS OSOS COMMUNITY SERVICES DISTRICT  
SEWER: SEPTIC  
ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: PAC BELL  
CABLE TV:  
GAS: SOUTHERN CAL GAS

**SURVEYOR:**  
MICHAEL STANTON, PLS  
MBS LAND SURVEYS  
3563 SHERIDAN ST UNIT Q  
SAN LUIS OBISPO, CA 93401  
805-594-1960

**TENTATIVE PARCEL MAP  
CO13-0105**

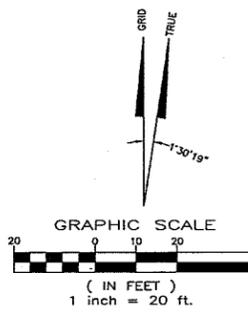
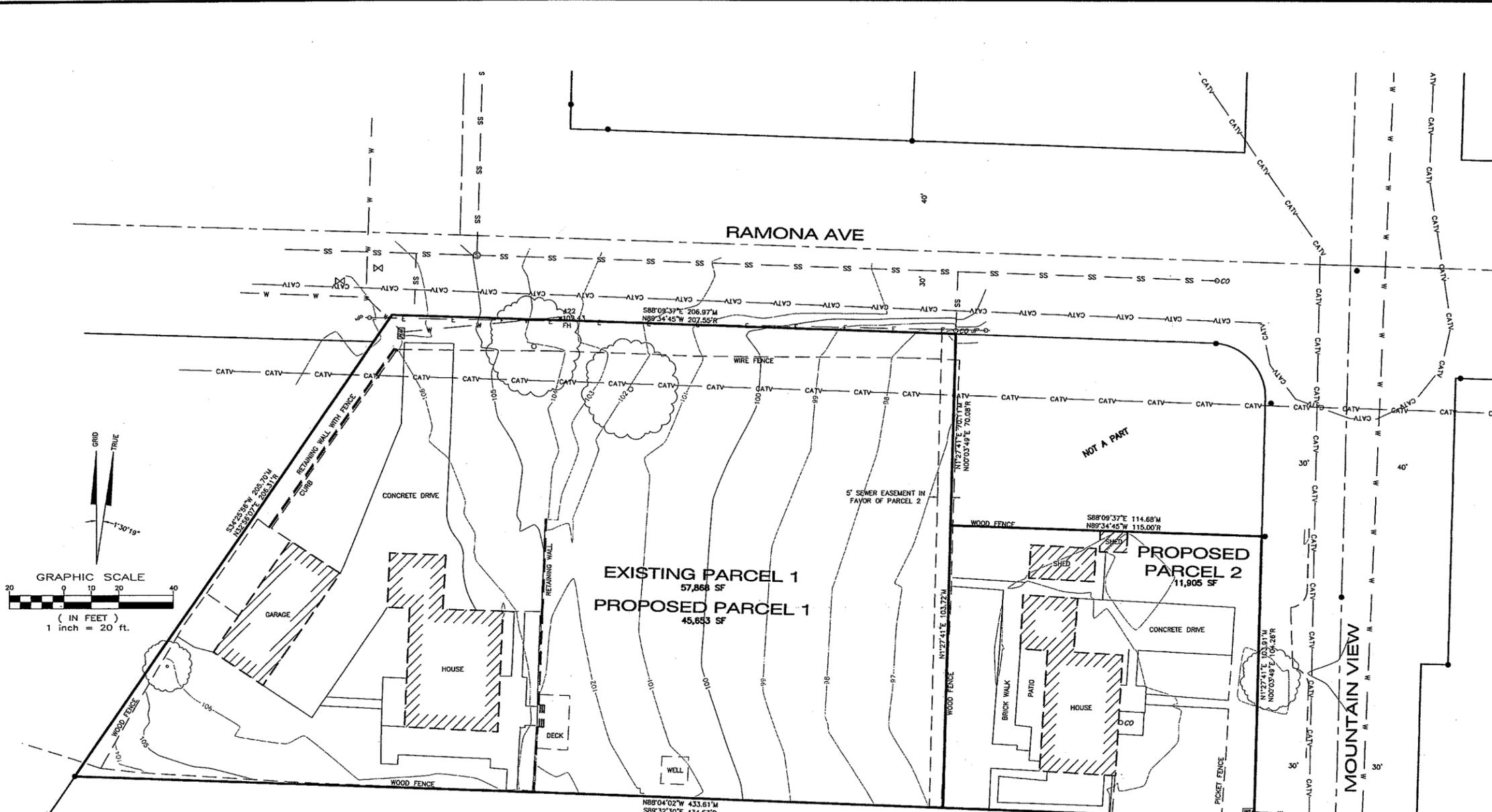
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP CO 91-041 IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

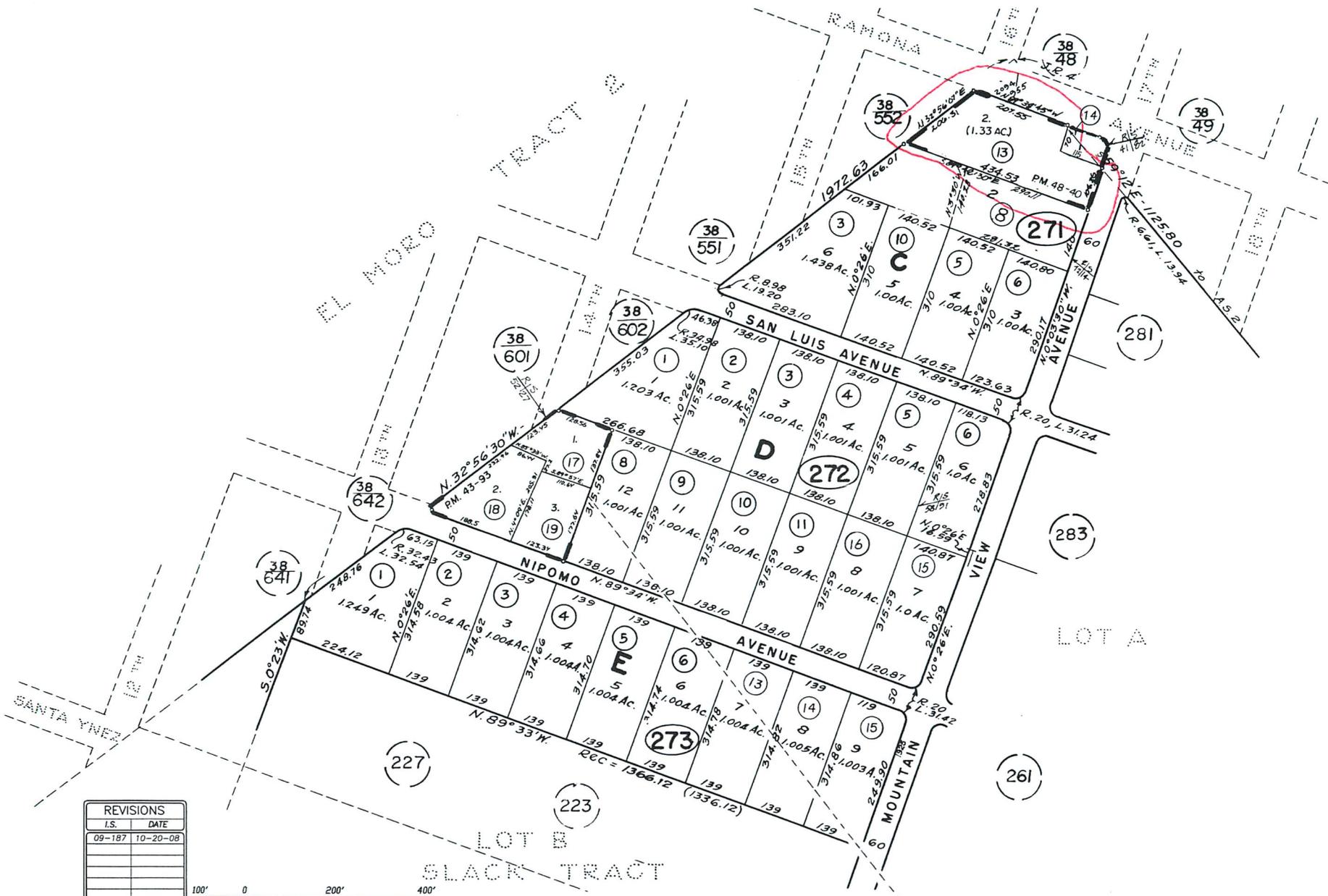
AT THE REQUEST OF TONI MESECHER

NOVEMBER 2013 SCALE: 1"=20'

**MBS** LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3563 PARKER ST. UNIT Q  
SAN LUIS OBISPO, CA 93401  
805-594-1960

JOB No. 13-230





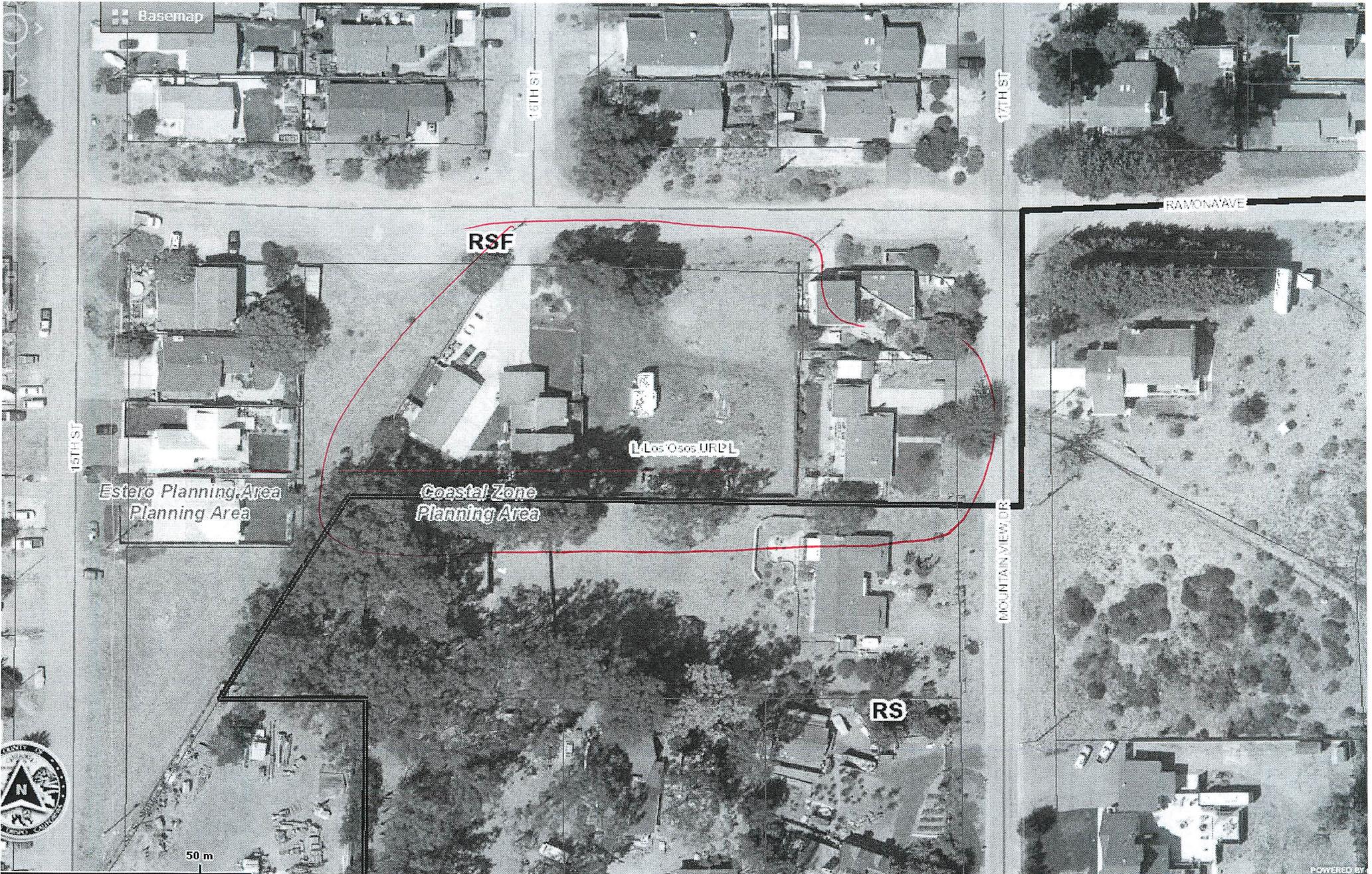
REVISIONS	
I.S.	DATE
09-187	10-20-08

100' 0 200' 400'

ER 10-20-08 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

VISTA DEL MORRO; TRACT 90, R.M. Bk. 5 , Pg. RHO. CANADA DE ;LOS OSOS & LA LAGUNA , R.M. Bk. A , Pg. 83

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 074 PAGE 27



Basemap

13TH ST

17TH ST

RAMON WAVE

RSF

Los Osos URDL

Estero Planning Area  
Planning Area

Coastal Zone  
Planning Area

MOUNTAIN VIEW DR

RS



50 m

POWERED BY



# Parcel Summary Report For Parcel # 074-271-013

4/28/2014  
2:59:39PM

## 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    MESECHER RONNIE  
1351 RAMONA LOS OSOS CA 93402-1864  
OWN    MESECHER TONI

### Address Information

<u>Status</u>	<u>Address</u>
P	01351 RAMONA AV LSOS
P	01733 MOUNTAIN VIEW DR LSOS

### 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>
COAL91-	041	0002	Los Osos	Estero	RSF	LCP	AS	Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 48-40 PAR 2

#### Notes

BOTH HOMES PERMITTED #44678 /1176 SF #44679/2236 SF. SWC 7/17/08

#### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
NO. 02  
LOS OSOS, ZONE A  
LOS OSOS, ZONE B  
LOS OSOS, ZONE H  
AREA NO. 21



# Parcel Summary Report For Parcel # 074-271-013

4/28/2014  
2:59:39PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE J  
LOS OSOS, ZONE K  
LOS OSOS

### Case Information

**Case Number:**

**Case Status:**

98545 FNL Primary Parcel

**Description:**

REPAIR LEACH

C0939 FNL Primary Parcel

**Description:**

REPAIR LEACH

PMT2008-01260 FNL Primary Parcel

**Description:**

LEACH LINE REPAIR

PMT2009-01117 FNL Primary Parcel

**Description:**

BACKFLOW PREVENTER

PRE2013-00015 MET Primary Parcel

**Description:**

PROPOSED PARCEL SPLIT AT 1351 RAMONA AVE AND 1733 MOUNTAIN VIEW IN LOS OSOS.

S890009L EXP Primary Parcel

**Description:**

PROPOSED TWO LOT ADJSUTMENT

SEP2009-00290 ISS Primary Parcel

**Description:**

Septic Inspection

SUB2013-00065 REC Primary Parcel

**Description:**

SUBDIVIDE 1 PARCEL INTO TWO PARCELS

ZON2004-00803 APV Primary Parcel

**Description:**

MANUFACTURING OF SURFBOARDS