



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/19/2015

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2014-00053 COAL15-0035 DAVIS – Proposed lot line adjustment to equalize lot sizes and allow space for landscaping; from three lots of .15 ac, .11 ac, and .23 ac, to three lots of .17 ac, .14 ac, and .17 ac respectively. Site location is 2632 and 2640 Richard Ave and 2709 Santa Barbara Ave, Cayucos. APNs: 064-203-041, -050, and -070.

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

MOVE PROPERTY LINES TO EQUALIZE LOT SIZES AND ALLOW SPACE FOR EST/ CAYU

GS LCP RSF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

COAL-1/2

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name JAMES AND LINDA DAVIS Daytime Phone 650-218-8737
 Mailing Address 2640 RICHARD AVENUE, CAYUCOS Zip Code 93430
 Email Address: mrwaterx@gmail.com

Applicant Name GEORGE AND MARGARITE GOWGANI Daytime Phone 805-995-2811
 Mailing Address 2632 RICHARD AVENUE, CAYUCOS Zip Code 93430
 Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 0.48 ACRES (3 PARCELS) Assessor Parcel Number(s): 064, 203, 041
064, 203, 050
064, 203, 070

Legal Description: _____

Address of the project (if known): 2632 AND 2640 RICHARD AVE, 2709 SANTA BARBARA, 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.: _____

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

2632 AND 2640 RICHARD HAVE SINGLE FAMILY RESIDENCES; 2709 SANTA BARBARA IS VACANT

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): MOVE PROPERTY LINES TO EQUALIZE LOT SIZES AND ALLOW SPACE FOR LANDSCAPING

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 James A. Davis, III Date 5/5/2015
Linda M. Davis

FOR STAFF USE ONLY

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

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%: 0.48 acres (SUM OF 3 PARCELS)
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: SANTA BARBARA ST., CAYUCOS, CA

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? SAME AS CURRENT USE
4. How many service connections will be required? NONE
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: _____
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: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
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: _____
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:

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: _____

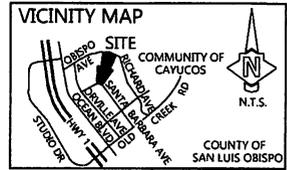
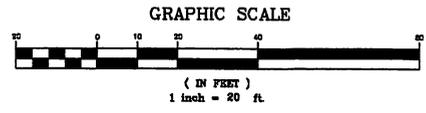
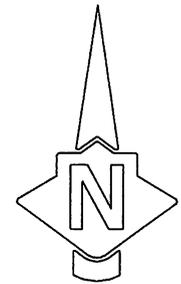
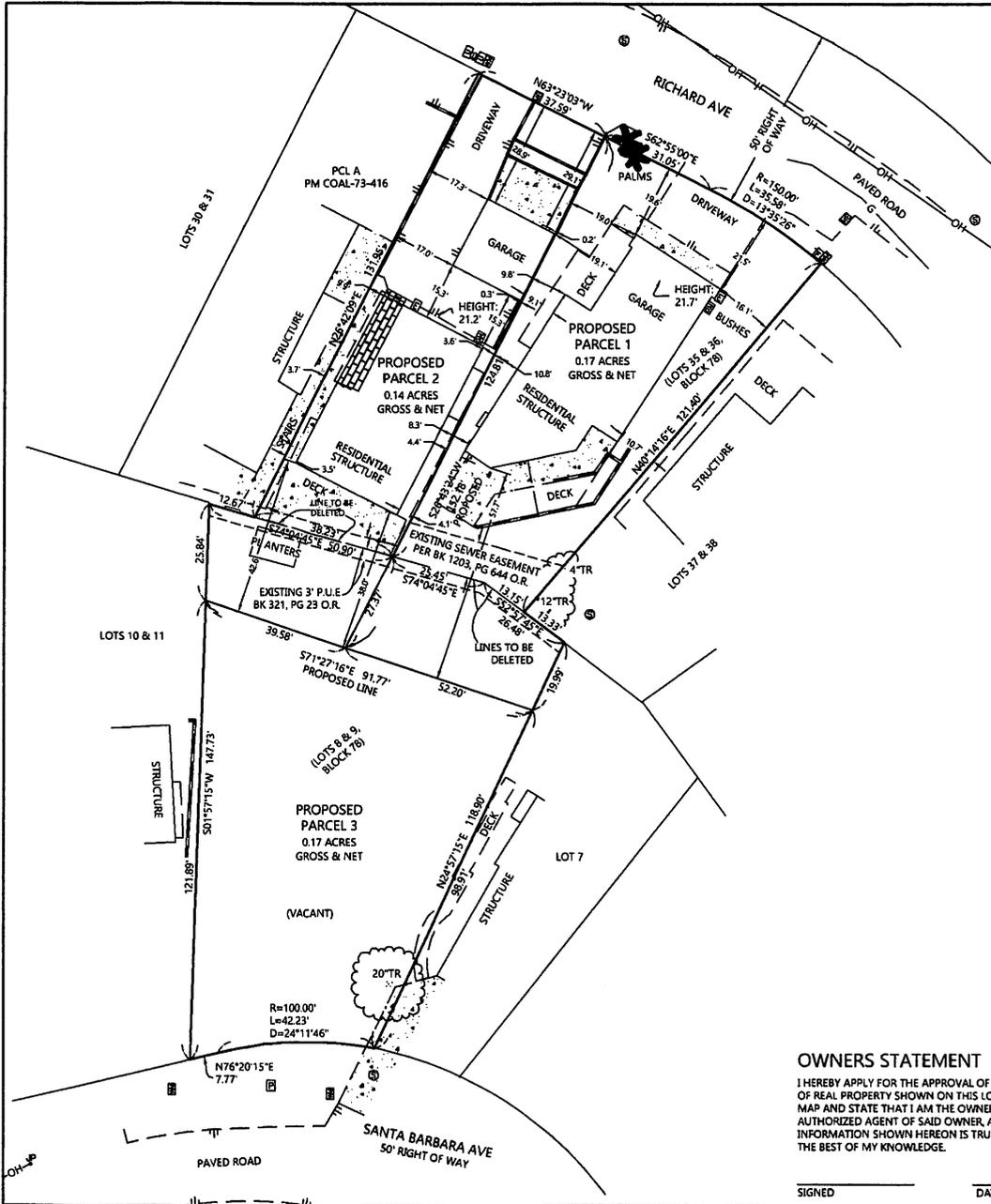
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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): _____

(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.)



OWNERS
 James A. Davis, III and Linda M. Davis, Trustees of The Davis Family 1994 Trust UDT dated 5/24/94
 2640 Richard Avenue
 Cayucos, CA
 (Lots 35 and 36 in Block 78 of Morro Strand Unit No. 5)

James A. Davis, III and Linda M. Davis, husband and wife as community property
 2709 Santa Barbara Avenue
 Cayucos, CA
 (Lots 8 and 9 in Block 78 of Morro Strand Unit No. 5)

George G. Gowgani, also known as Gholamriza G. Gowgani and Margartie Gowgani, Trustees of the George G. Gowgani Family Trust Agreement dated July 7, 1999
 2632 Richard Avenue
 Cayucos, CA
 (Parcel B of Parcel Map No. CO-73-416)

ZONING & LAND USE
 PRIMARY ZONING: RSF
 CAYUCOS URBAN RESERVE LINE LAND USE CATEGORY: RESIDENTIAL SINGLE FAMILY

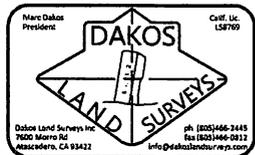
NOTES
 ALL EXISTING STRUCTURES TO REMAIN.
 NO TREES ARE PROPOSED TO BE REMOVED.
 PROPOSED LAND USE OF ALL PARCELS IS RESIDENTIAL.

AREA

ORIGINAL CONFIGURATION	Lots 35 & 36, Block 78	0.15 AC GROSS & NET
	Parcel B, PM COAL-73-416	0.11 AC GROSS & NET
	Lots 8 & 9, Block 78	0.23 AC GROSS & NET
PROPOSED CONFIGURATION	Parcel 1 of COAL 15-0035	0.17 AC GROSS & NET
	Parcel 2 of COAL 15-0035	0.14 AC GROSS & NET
	Parcel 3 of COAL 15-0035	0.17 AC GROSS & NET

OWNERS STATEMENT
 I HEREBY APPLY FOR THE APPROVAL OF ADJUSTMENT OF REAL PROPERTY SHOWN ON THIS LOT LINE ADJUSTMENT MAP AND STATE THAT I AM THE OWNER OF OR THE AUTHORIZED AGENT OF SAID OWNER, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNED _____ DATED _____



LEGEND

[Symbol]	EXISTING STRUCTURE
[Symbol]	TREE
[Symbol]	POSSIBLE ELECTRIC BOX
[Symbol]	WATER METER
[Symbol]	PHONE BOX / PANEL / PEDESTAL
[Symbol]	MAIL BOX
[Symbol]	GAS METER
[Symbol]	SEWER MANHOLE
[Symbol]	ELECTRIC METER / BOX / PANEL
[Symbol]	JOINT POLE
[Symbol]	EDGE OF PAVEMENT
[Symbol]	OVERHEAD LINES
[Symbol]	WALL
[Symbol]	APPROXIMATE BURIED GAS LINE
[Symbol]	CONIC
[Symbol]	BRICK

LOT LINE ADJUSTMENT MAP
COAL 15-0035

Requested by: **JIM DAVIS**

ADJUSTMENT OF LINES OF LOTS 8, 9, 35, AND 36, BLOCK 78, MAP OF MORRO STRAND UNIT NO. 5 AND PARCEL B OF PARCEL MAP COAL-73-416, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 5/MB/11 AND 13/PM/88.

APN(S): 064-203-041, -050 & -070
 DATE: May 4, 2015
 FILENAME: 15-048 Davis Richard Ave PLLA

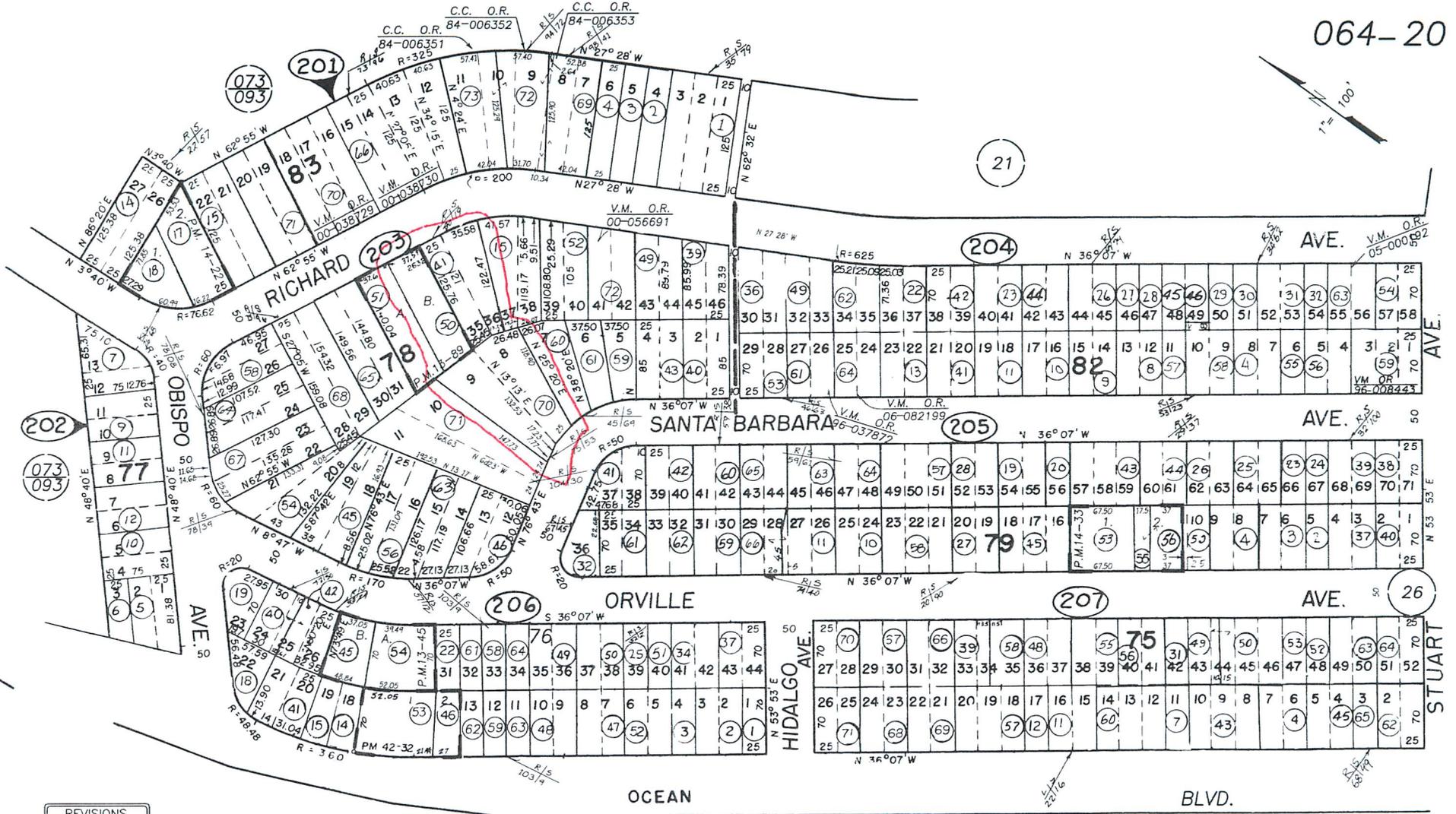
Marc D. Dakos, LS 8769

NO. 8769

ph: (805)466-2445
 fax: (805)466-0932
 info@dakoslandsurvey.com

DRWING BY: DD
 SCALE: 1"=20'
 PROJECT: 15-048
 JOB NUMBER: 15-048
 SHEET: 1 of 1

FIDELITY NATIONAL TITLE: FSLC-511500294-RB AND FSLC-511500295-RB



073
093

073
093

21

204

205

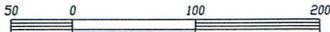
206

207

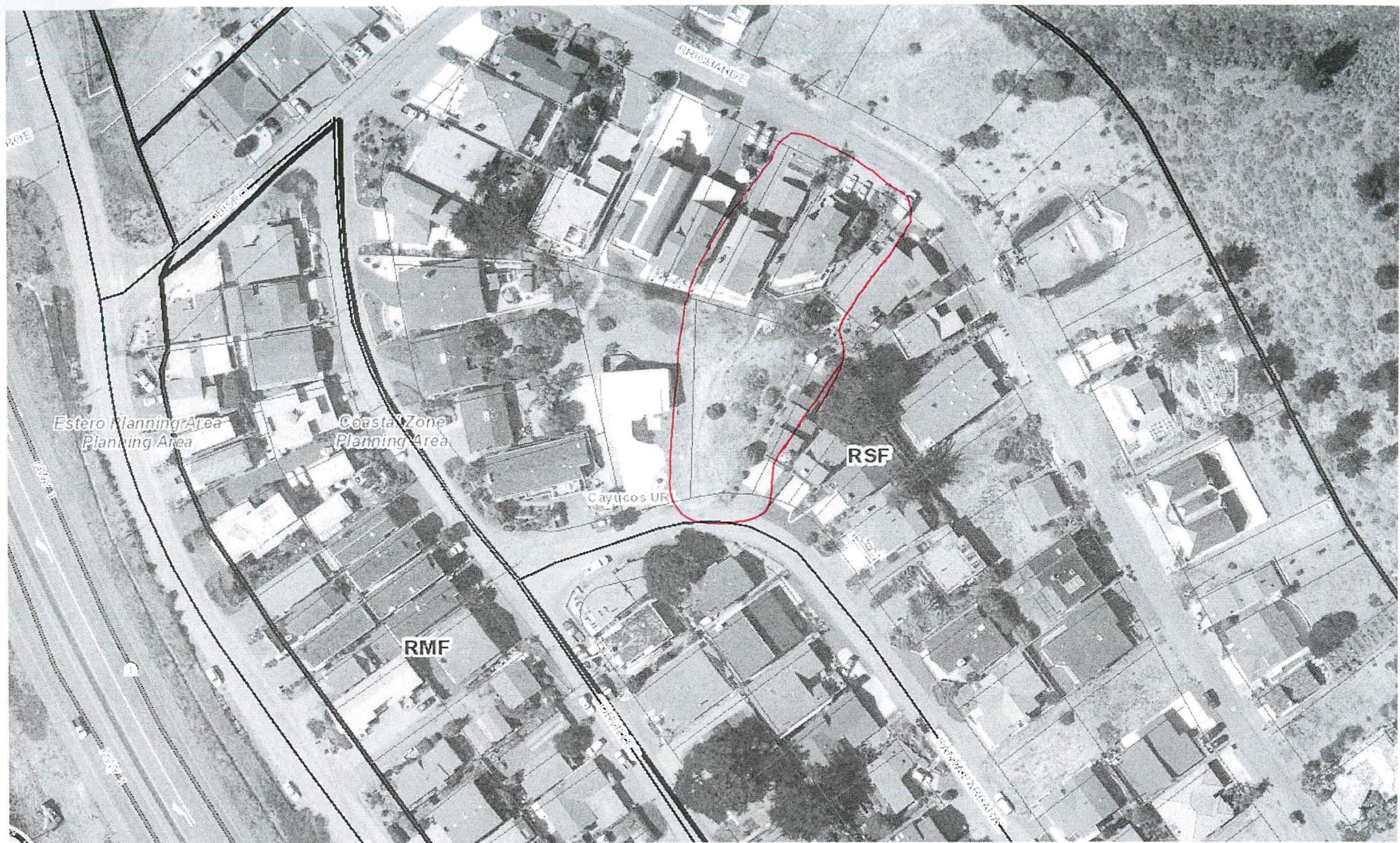
26

25

REVISIONS	
I.S.	DATE
NA	10-07-03
06-004	07-01-05
07-268	12-12-06
07-276	12-26-06
08-026	03-19-07



LZ 9/18/97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Estero Planning Area
Planning Area

Coastal Zone
Planning Area

Cayucos URF

RSF

RMF

RICHMOND

CAYUCOS

SANTA ANITA



Parcel Summary Report For Parcel # 064-203-041

5/8/2015
11:26:56AM

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 DAVIS JAMES A III
 101 LOMBARD ST UNIT 208W SAN FRAN CA 94111-

OWN DAVIS FAMILY 1994 TRUST

OWN DAVIS JAMES A

OWN DAVIS LINDA

OWN DAVIS LINDA M

Address Information

Status Address
 P 02640 RICHARD AV CAYU

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>
MORROST5	0078	0035	Cayucos	Estero Plannin	RSF	LCP	GS	Y	L2	D940017V
MORROST5	0078	0036	Cayucos	Estero Plannin				Y	L2	

Parcel Information

Status Description
 Active MORRO STR U5 BL 78 LTS 35 & 36

Notes

Tax Districts

COAST (SB1537)



Parcel Summary Report For Parcel # 064-203-041

5/8/2015
11:26:57AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10
AREA NO. 21
AREA NO. 10, ZONE A

Case Information

Case Number:

Case Status:

95446 FNL Primary Parcel

Description:

CONSTR SFD W/AT GARAGE

D940016P WIT Primary Parcel

Description:

CONST SINGLE FAMILY DWELLING

D940017V CMP Primary Parcel

Description:

GRADING FOR SFD ON OVER 30% SLOPES

PMT2010-02183 FNL Primary Parcel

Description:

REPAIR /ADDITION TO EXISTING DECK & RETAINING WALL - 64 LF. WUI NR.

PMT2014-01570 FNL Primary Parcel

Description:

GRID TIED, ROOF MOUNTED 4.5 KW PV SYSTEM.

PRE2014-00038 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT

SUB2014-00053 REC Primary Parcel

Description:

MOVE PROPERTY LINES TO EQUALIZE LOT SIZES AND ALLOW SPACE FOR LANDSCAPING



Parcel Summary Report For Parcel # 064-203-050

5/8/2015
11:27:14AM

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 GOWGANI GEORGE G
2632 RICHARD AVE CAYUCOS CA 93430-1469

OWN GOWGANI GEORGE G FAMILY TRUST

OWN GOWGANI GHOLAMRIZA G

OWN GOWGANI MARGARITE

Address Information

<u>Status</u>	<u>Address</u>
P	02632 RICHARD AV CAYU

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>
COAL73-	416	B	Cayucos	Estero Plannin	RSF	LCP	GS	Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 13/89 PAR B

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO



Parcel Summary Report For Parcel # 064-203-050

5/8/2015
11:27:14AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10
AREA NO. 21
AREA NO. 10, ZONE A

Case Information

Case Number: **Case Status:**

A6266 FNL Primary Parcel

Description:

2ND STORY DECKING

PMT2010-02245 FNL Primary Parcel

Description:

REPLACE 4 POSTS & FOOTINGS UNDER DECK - NO DECK REPAIR

PMT2011-00491 FNL Primary Parcel

Description:

AD ALT SFD - REMODEL 210 SF - ADDING STAIRCASE TO SFD/CHANGING OUT WINDOWS (ADDING FOUR NEW WINDOWS/CHANGING OUT FOUR WINDOWS) ALL INTERIOR WORK

PMT2012-01608 WIT Primary Parcel

Description:

WITHDRAWN - 264 SQ FT DECK ADDTION TO SFD.

SUB2014-00053 REC Related Parcel

Description:

MOVE PROPERTY LINES TO EQUALIZE LOT SIZES AND ALLOW SPACE FOR LANDSCAPING



Parcel Summary Report For Parcel # 064-203-070

5/8/2015
11:27:36AM

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 DAVIS JAMES A III
 101 LOMBARD ST UNIT 208W SAN FRAN CA 94111-
OWN DAVIS LINDA M

Address Information

Status Address
P 02709 SANTA BARBARA AV CAYU

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>
MORROST5	0078	0008	Cayucos	Estero Plannin	RSF	LCP	GS	Y	L2	
MORROST5	0078	0009	Cayucos	Estero Plannin				Y	L2	

Parcel Information

Status Description
Active MORRO STR U5 BL 78 LTS 8 & 9

Notes
APN (2 UNDERLYING LEGAL LOTS) SUBJECT TO LOT CONSOLIDATION. KN

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



Parcel Summary Report For Parcel # 064-203-070

5/8/2015
11:27:36AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 10

AREA NO. 21

AREA NO. 10, ZONE A

Case Information

Case Number:

Case Status:

PMT2002-26677

EXP

Related Parcel

Description:

GRADING FOR 2 SFRS BL78 LOTS 8,9,10,11 SEE B001897/2 FOR LOTS 10,11

PRE2014-00038

REC

Related Parcel

Description:

LOT LINE ADJUSTMENT

SUB2014-00053

REC

Related Parcel

Description:

MOVE PROPERTY LINES TO EQUALIZE LOT SIZES AND ALLOW SPACE FOR LANDSCAPING