



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 5/17/2016

TO: _____

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

PROJECT DESCRIPTION: SUB2015-00072 BEECHAM – Moving lot line to make both parcels more equal. Project location is 3030 and 3070 Clark Valley Road, Los Osos.
APN(s): 067-161-005, 067-161-007

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2015-00072

BEECHAM ARMRE

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Plot Plan
- Curb, Gutter & Sidewalk Waiver
- Other
- Site Plan
- Surface Mining/Reclamation Plan
- Zoning Clearance
- Amendment to approved land use permit
- Variance

Lot Line Adjustment

MOVING LOT LINE TO MAKE BOTH PARCELS MORE EQUAL.

EST/ EST

AG CAZ FH GS LCP

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name ARMREI BEECHAM Daytime Phone _____
 Mailing Address 3070 CLARK VLY RD LOS OSOS Ca Zip Code 93402
 Email Address: _____

Applicant Name ARMREI BEECHAM Daytime Phone _____
 Mailing Address 3070 CLARK VLY RD LOS OSOS Ca Zip Code 93402
 Email Address: _____

Agent Name PAUL BEECHAM Daytime Phone 805-459-4576
 Mailing Address 4251 ESPERANZA LN. SLO CA Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 105.5 AC Assessor Parcel Number(s): 067-161-005
067-161-007

Legal Description: _____

Address of the project (if known): 3030 CLARK VLY RD / 3070 CLARK VLY RD

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOVR. LDN CLARK VLY 1 3/4 MI TO END OF PAVEMENT, 1/4 MI ON MAIN DIRT ROAD, L @ CATTLE GUARD WITH 3030 ADDRESS

Describe current uses, existing structures, and other improvements and vegetation on the property:
HOME SITES # SHOPS / BARN Ag OUT BUILDINGS, ORCHARD

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): MOVING LOT LINE TO MAKE BOTH PARCELS MORE EQUAL NEW LOTLINE KEEPS A BARN THAT BELONGS TO 3030 ON 3030 CV ROAD THERE COULD BE NO ACCESS FROM 3070 CV ROAD

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 5/3/16

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 3070 = 52.64
What is the proposed density or parcel size?: 3030 = 52.86 3070 = 59.50
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 3030 = 46.48
What will the property be used for after division: SAME AS NOW
Is the property part of a previous subdivision that you filed? Yes No SOMEONE ELSE FILED
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? 105.5

Describe existing and future access to the proposed project site: EXISTING ROAD OFF 60' EASEMENT

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

North: GRAZING South: HAYFIELD
East: GRAZING West: HOMESTEAD

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: LOS OSOS FIRE DEPT / CAL FIRE STATION # 15 SOUTH BAY

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 MOVING LOT LINE TO MAKE PARCELS MORE EQUAL
NEW LOT LINE KEEPS A BARN THAT BELONGS TO 3030 ON 3030 CV ROAD

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 *NA*
- 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:

- 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: 105.5 acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ 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: POND ON THE ROCK PIT @ 3030 CVR
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. ROCK PIT RUN OFF POND
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: _____

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 FAMILY ORCHARD & RESIDENCE
 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? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: WELL IN PLACE SINCE 1965
6. Has there been a sustained yield test on proposed or existing wells? NOT RECENTLY
 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? 1966
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? CLOSEST WELL IS OVER 1000 FEET AWAY 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 If 'Yes', please attach.
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? N/A
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: SL COASTAL
2. Location of nearest police station: LOS OSOS SHERIFF
3. Location of nearest fire station: LOS OSOS
4. Location of nearest public transit stop: RURAL
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

Historic and Archeological Information

1. Please describe the historic use of the property: 3030 HOMESTEAD, RANGELAND MINING RESIDENCE, RED ROCK
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: ROLLING HILLS, FAMILY ORCHARD GRADING

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): N/A
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*:
N/A
- *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: _____

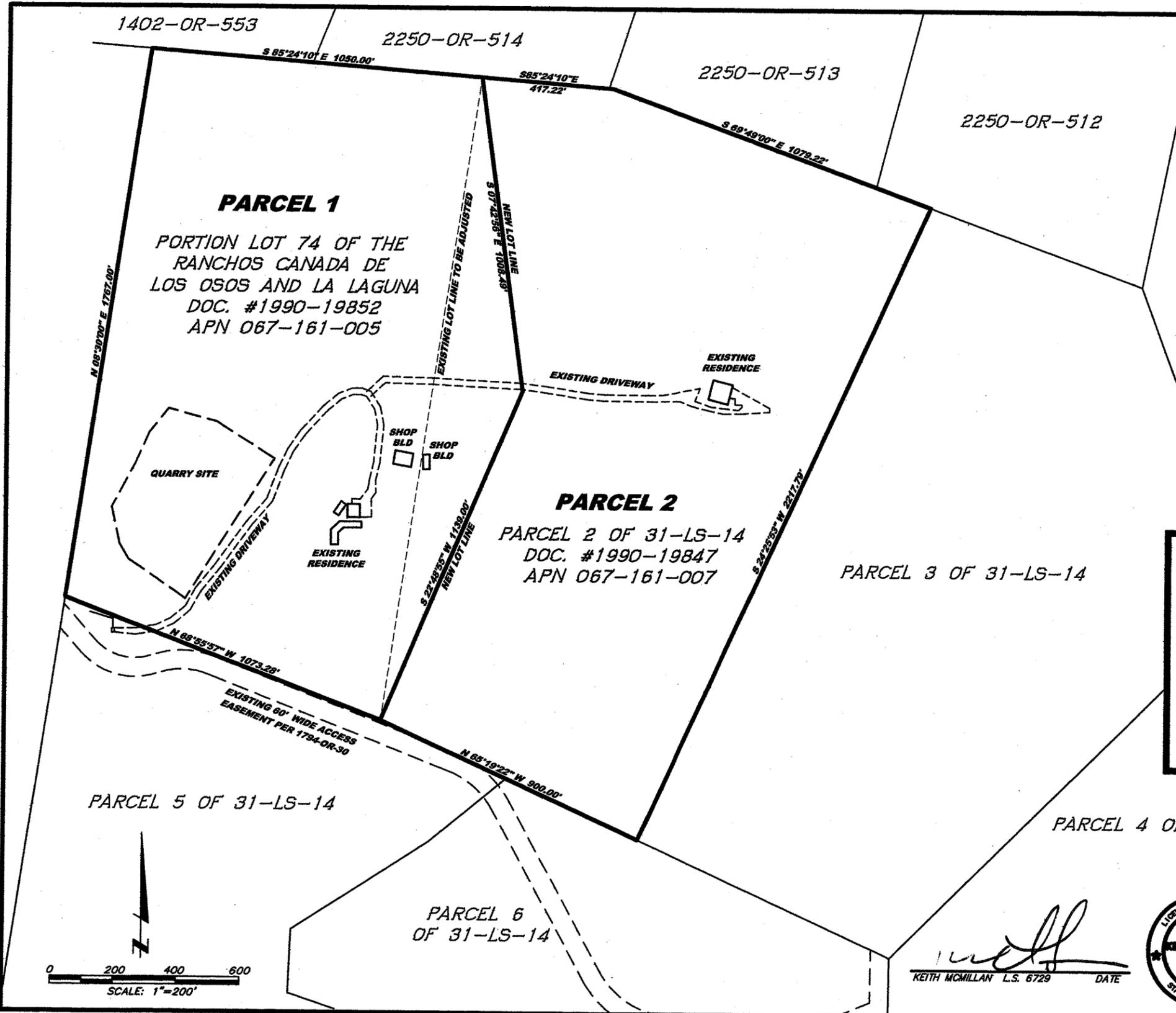
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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 to the project.)



**LOT LINE
ADJUSTMENT MAP
COAL-16-0137**

FOR LOT LINE ADJUSTMENT PURPOSES BETWEEN LOTS 1 AND 2 AS SHOWN ON MAP RECORDED IN BOOK 31 OF LICENSED SURVEYS, AT PAGE 14 IN THE OFFICE OF THE COUNTY RECORDER OF SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA.

SITE STATISTICS

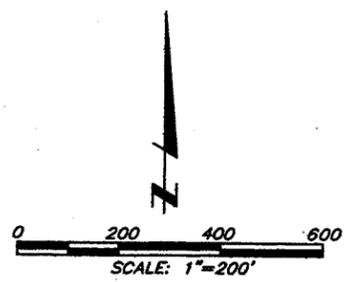
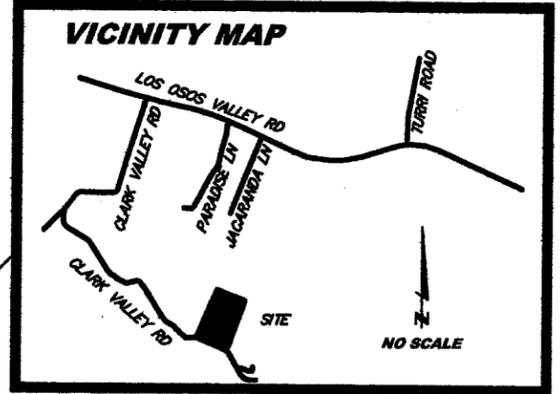
OWNERS:
APN 067-161-005
JAMES H. BEECHAM AND ARMREL BEECHAM AS CO-TRUSTEES OF THE LIVING TRUST DATED MAY 20, 1982.

APN 067-161-007
JAMES H. BEECHAM AND ARMREL BEECHAM AS CO-TRUSTEES OF THE LIVING TRUST DATED MAY 20, 1982.

ACREAGE:

GROSS	PARCEL 1	PARCEL 2
BEFORE LLA:	46.16 ACRES	59.34 ACRES
AFTER LLA:	52.86 ACRES	52.64 ACRES

- NOTES:**
1. AREA TO BE ADJUSTED IS THE COMMON LINE TO LOTS 1 AND 2 AS SHOWN ON 31-LS-14.
 2. THERE ARE NO ANTICIPATED CHANGES TO THE EXISTING STRUCTURES AND IMPROVEMENTS, OR THEIR USES AS A RESULT OF, OR IN CONJUNCTION WITH THIS LOT LINE ADJUSTMENT.
 3. THERE IS NO GRADING OR OTHER SITE DISTURBANCE ASSOCIATED WITH THIS PROJECT.



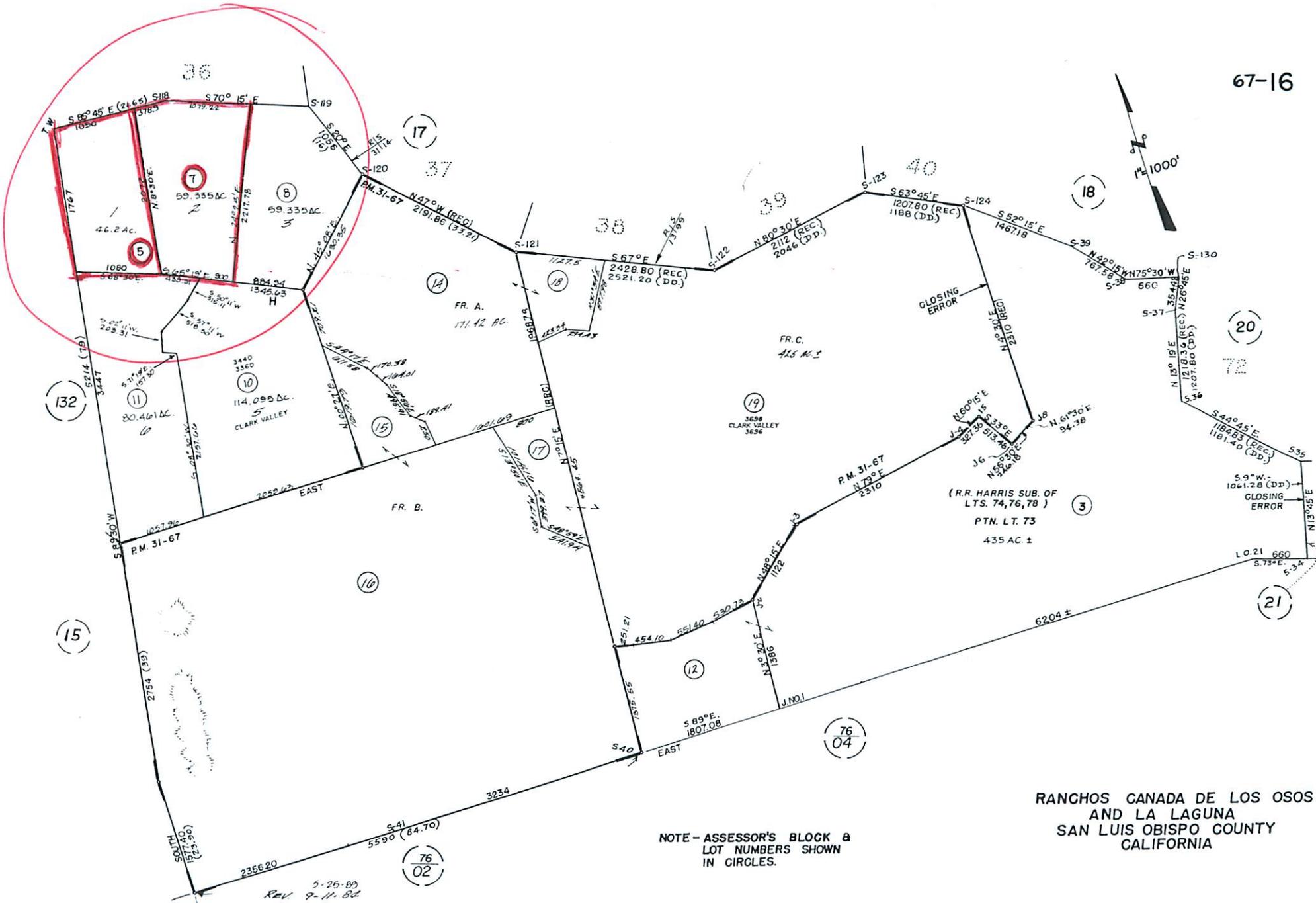
Keith McMillan
KEITH McMILLAN L.S. 6729 DATE



McMillan
LAND SURVEYS

2306 BROAD STREET
SAN LUIS OBISPO, CA 93401
805-541-1663 FAX 541-1664
DATE: 04-27-2016 JOB #590-01
SHEET 1 OF 1





NOTE - ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES.

RANCHOS CANADA DE LOS OSOS
AND LA LAGUNA
SAN LUIS OBISPO COUNTY
CALIFORNIA

REV 9-11-84



Parcel Summary Report For Parcel # 067-161-005

5/6/2016
9:27:27AM

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 BEECHAM ARMREL K
 3070 CLARK VALLEY RD LOS OSOS CA 93402-4600

OWN BEECHAM ARMREL

OWN BEECHAM JAMES H

OWN BEECHAM LIVING TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	03030 CLARK VALLEY RD EST

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>
067161	005	0001	Estero Planning	Estero Plannin	CAZ			N		A870013A
RHOLSOSO	0000	H-PT	Estero Planning	Estero Plannin	AG	GS	LCP	Y	MP / MS / VP	M81021901 / E910701

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO LS OSOS&LL PTN LT H

Notes

Tax Districts

SAN LUIS COASTAL
 SAN LUIS OBISPO JT(27,40)
 AREA NO. 09



Parcel Summary Report For Parcel # 067-161-005

5/6/2016
9:27:27AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 02

Case Information

Case Number:

Case Status:

A2157 FNL Primary Parcel

Description:

UPGRADE ELECTRIC METER

A870013A AGC Primary Parcel

Description:

ESTABLISH AG PRES (LOS OSOS VAL # 20)

M810219:01 APP Primary Parcel

Description:

MINING - 91-40-0035

m810219:1 APP Primary Parcel

Description:

SUB2015-00072 REC Primary Parcel

Description:

MOVING LOT LINE TO MAKE BOTH PARCELS MORE EQUAL.



Parcel Summary Report For Parcel # 067-161-007

5/6/2016
9:27:48AM

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 BEECHAM ARMREL K
 3070 CLARK VALLEY RD LOS OSOS CA 93402-4600

OWN BEECAHM LIVING TRUST

OWN BEECHAM JAMES H

Address Information

Status Address
 P 03070 CLARK VALLEY RD EST

Lot Information:

<u>Tract / Twtnshp</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>
APV.C78-	024	0004	Estero Planning	Estero Plannin	FH	SRV	CAZ	N		A870013A
RHOLSOSO	0000	H-PT	Estero Planning	Estero Plannin	AG	GS	LCP	Y	MB	

Parcel Information

Status Description
 Active RHO LS OSOS & LL PTN LT H

Notes

Tax Districts

SAN LUIS COASTAL
 SAN LUIS OBISPO JT(27,40)
 AREA NO. 09
 NO. 02



Parcel Summary Report For Parcel # 067-161-007

5/6/2016
9:27:49AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
AGP2007-00003	REC	Primary Parcel
<u>Description:</u> NOTICE OF NON RENEWAL		
C8585	FNL	Primary Parcel
<u>Description:</u> SFD		
C9730	FNL	Primary Parcel
<u>Description:</u> WATER TANK		
D010069P	APP	Primary Parcel
<u>Description:</u> SINGLE FAMILY DWELLING		
S770060C	RDD	Primary Parcel
<u>Description:</u> PROP 5 CERT OF COMP		
A870013A	AGC	Related Parcel
<u>Description:</u> ESTABLISH AG PRES (LOS OSOS VAL # 20)		
SUB2015-00072	REC	Related Parcel
<u>Description:</u> MOVING LOT LINE TO MAKE BOTH PARCELS MORE EQUAL.		