



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/27/2012

TO: _____

FROM: Stephanie Fuhs, Inland Team

PROJECT DESCRIPTION: SUB2006-00169 TR 2879 HR HOLDINGS- Tract Map/ 8 lot cluster subdivision. 2.17 acre site located off Gateway Drive. APN: 012-352-058.

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

Tract Map

PROP 8 LOT CLUSTER SUBDIVISION

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

NACI/ HERT
GS RSF

SEF

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 H.R. HOLDINGS, LLC Daytime Phone 805-995-1618
 Mailing Address 735 TANK FARM RD STE 130 Zip Code 781-6040
 Email Address: 251 93481

Applicant Name H.R. HOLDINGS, LLC. Daytime Phone 805-781-6040
 Mailing Address 735 TANK FARM RD. STE 130 Zip Code 93401
 Email Address: _____

Agent Name LANDSITE, INC. DAH LLOYD Daytime Phone 805-995-1618
 Mailing Address P.O. BOX 378, CAYUCOS 93430 Zip Code 93430
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 2.17 AC Assessor Parcel Number(s): 012-352-058
 Legal Description: LOT 84 OF TRACT 693, BOOK 10, PAGE TO BE MADE
 Address of the project (if known): O GATEWAY DRIVE
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 614 NORTH TO GATEWAY DRIVE; THE SITE IS ON THE LEFT AT THE GATE TO HERITAGE RANCH.
 Describe current uses, existing structures, and other improvements and vegetation on the property: NO USE; NATIVE GRASSES; OAK TREES (A FEW) ON-SITE

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 8-LOT SINGLE FAMILY SUBDIVISION. LOT SIZE, 9228 TO 13,647 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 Daniel R. Boyd Date 8-16-12

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> 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?: 2.17 AC.

Number of existing lots, parcels or certificates: 1 LOT Existing parcel sizes: 2.17 AC

What will the property be used for after division: SINGLE FAMILY HOMES

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: 2879 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.

SEE TITLE REPORT

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: ACCESS WILL BE BY A NEW ON-SITE ROAD WHICH INTERSECTS GATEWAY DRIVE.

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

North: RESIDENTIAL - RURAL South: RESIDENTIAL SINGLE FAMILY

East: " West: "

Proposed water source: On-site well Shared well Other _____

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

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 _____

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 **OTHER**
- 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:

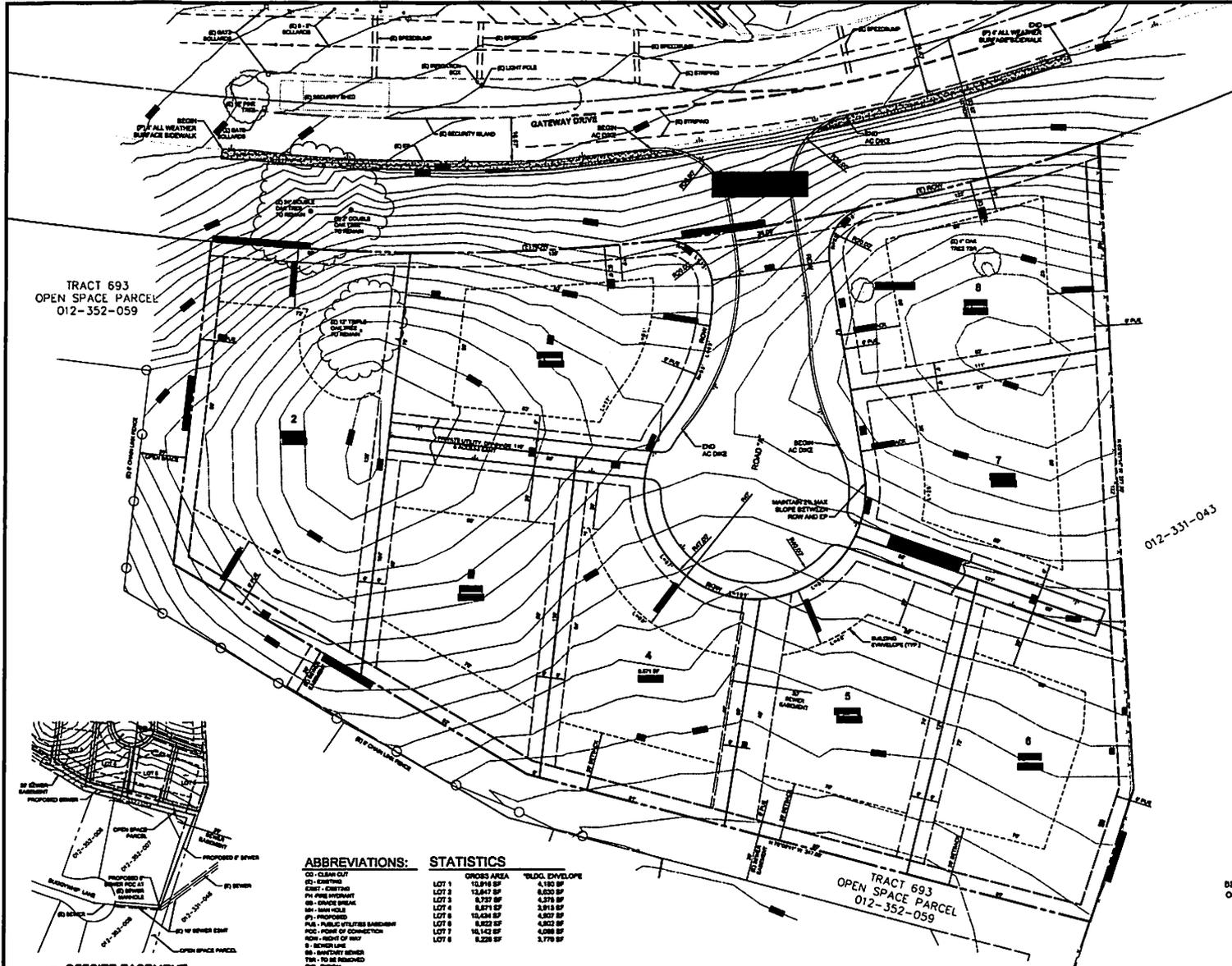
Specify the proposed ownership and method of maintenance of the open space: _____

OTHER: WE ARE CONTRIBUTING \$10,000/LST TO MROA FOR RECREATION FACILITIES

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23): **N/A**

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".



TRACT 693
OPEN SPACE PARCEL
012-352-059

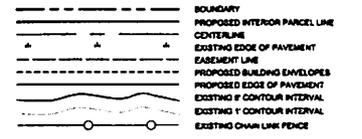
012-331-043

TRACT 693
OPEN SPACE PARCEL
012-352-059



VICINITY MAP

LEGEND



PROJECT DATA

1. PROJECT ADDRESS	GATEWAY DRIVE
2. TRACT SIZE	2.11 AC
3. ASSESSOR'S PARCEL NO.	012-352-059
4. ZONING	RESIDENTIAL SINGLE FAMILY (RSF)
5. WATER SUPPLY	HERITAGE RANCH CSD
6. SEWAGE DISPOSAL	HERITAGE RANCH CSD
7. GAS	PROPANE
8. ELECTRICITY	PACIFIC GAS & ELECTRIC
9. TELEPHONE	AT&T

PROJECT NOTES

1. THE FLOOD BASEMENT TO MONTEREY COUNTY FLOOD CONTROL DISTRICT PER 87 O.R. 180 AND 88 O.R. 180 DOES NOT EFFECT THIS MAP AS THE PROPERTY IS ABOVE THE 525 FOOT ELEVATION LINE.
2. THE EASEMENT TO HERITAGE RANCH AND CATTLE COMPANY PER 161 O.R. 138 IS UNPLOTTABLE.
3. THE ROAD TRAIL EASEMENT TO HERITAGE RANCH OWNERS ASSOCIATION PER 160 O.R. 636 IS UNPLOTTABLE.
4. ROAD 'A' TO BE AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY.



VESTING TENTATIVE
TRACT MAP #2879

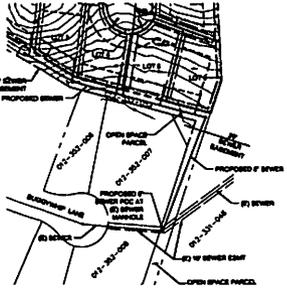
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 84 OF TRACT NO. 603 PER THE MAP FILED IN BOOK 10, OF MAPS AT PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PREPARED FOR
OWNER/APPLICANT:
H.R. HOLDINGS
P.O. BOX 378
CAYUCOS, CA 94030

PREPARED BY:
LANDSITE
Planning • Design • Permitting

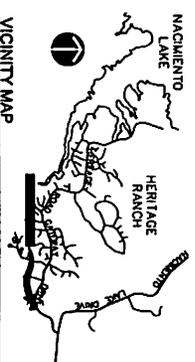
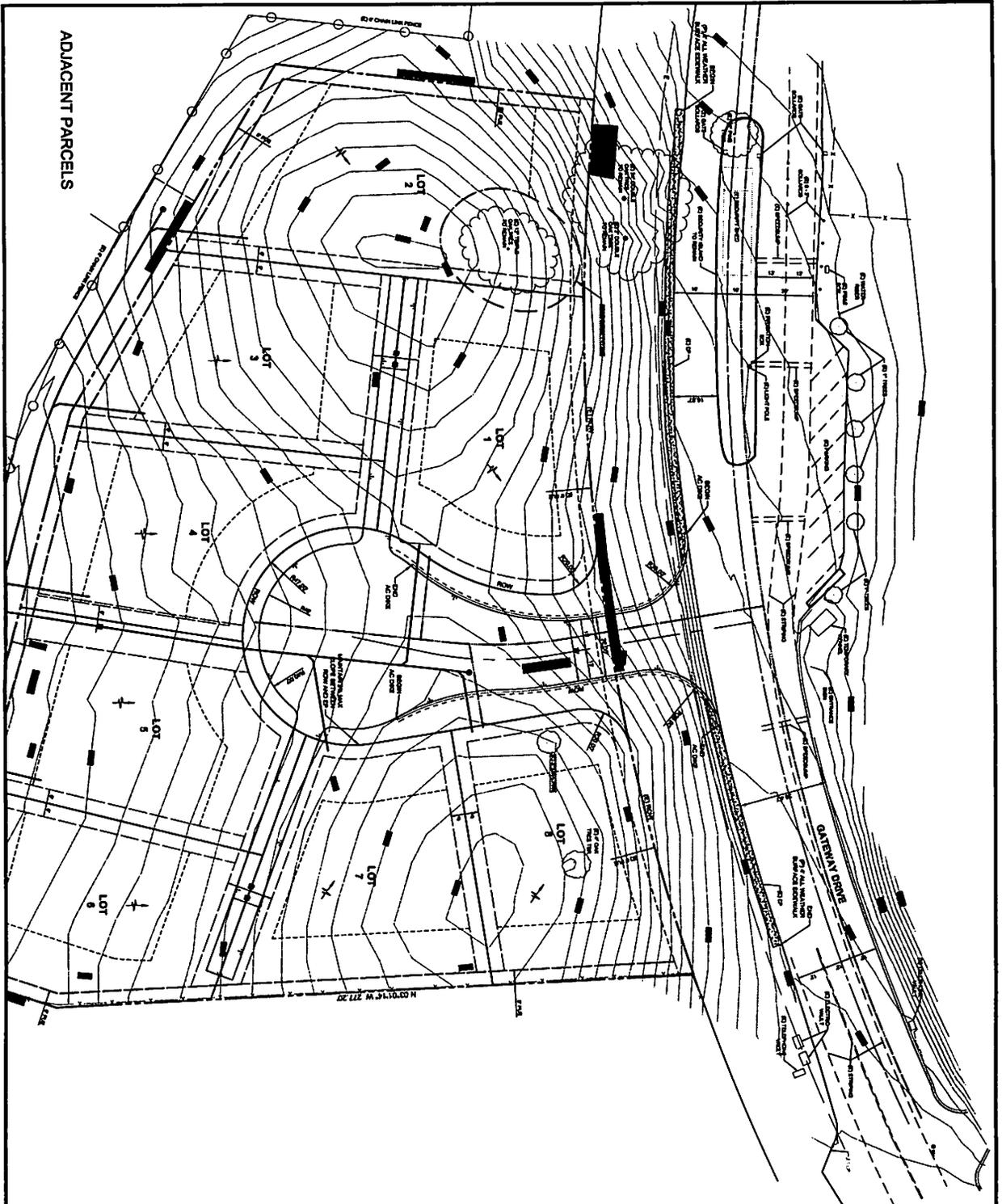
P.O. BOX 378 CAYUCOS, CA 94030
PHONE: (805) 886-4171 FAX: (805) 886-4171

MAY 23, 2012 SHEET 1 OF 3



OFFSITE EASEMENT

ABBREVIATIONS:	STATISTICS	
OD - OILMAN CUT	GRASS AREA	BUILD. ENVELOPE
ED - EXISTING	LOT 1 10,818 SF	4,180 SF
EDC - EXISTING	LOT 2 12,841 SF	6,800 SF
PH - PINE PLANTING	LOT 3 5,757 SF	4,376 SF
SB - SERVICE BREAK	LOT 4 5,271 SF	3,918 SF
SH - SHAW HOLE	LOT 5 16,034 SF	4,807 SF
PH - PROPOSED	LOT 6 5,822 SF	4,803 SF
PL - PUBLIC UTILITIES BASEMENT	LOT 7 16,142 SF	4,888 SF
POC - POINT OF CONNECTION	LOT 8 5,228 SF	3,776 SF
ROW - RIGHT OF WAY		
R - RICHES LINE		
SI - SERVICE ISLAND		
TR - TO BE REMOVED		
FW - FENCE		
W - WATER		
WL - WATER LINE		
WV - WATER VALVE		



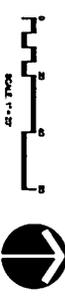
VICINITY MAP
 N
 W
 E
 S

LEGEND

BOUNDARY	PROPOSED ANTENNA PARCEL LINE
EXISTING BOUNDARY	EXISTING BOUNDARY
EXISTING EASEMENT	EXISTING EASEMENT
EXISTING LOT	EXISTING LOT
EXISTING ROAD	EXISTING ROAD
EXISTING DRIVE	EXISTING DRIVE
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING PATH	EXISTING PATH
EXISTING UTILITY LINE	EXISTING UTILITY LINE
EXISTING WATER LINE	EXISTING WATER LINE
EXISTING SANITARY LINE	EXISTING SANITARY LINE
EXISTING GAS LINE	EXISTING GAS LINE
EXISTING OVERHEAD POWER LINE	EXISTING OVERHEAD POWER LINE

PROJECT DATA

1. PROJECT ZONING	2. SITE AREA
3. ASSASSIN'S PARCEL NO.	4. TRACT NO.
5. COUNTY	6. COUNTY MAP SHEET
7. WATER SUPPLY	8. SEWER SYSTEM
9. ELEVATION CONTROL	10. ELEVATION CONTROL
11. ELEVATION CONTROL	12. ELEVATION CONTROL
13. ELEVATION CONTROL	14. ELEVATION CONTROL
15. ELEVATION CONTROL	16. ELEVATION CONTROL
17. ELEVATION CONTROL	18. ELEVATION CONTROL
19. ELEVATION CONTROL	20. ELEVATION CONTROL
21. ELEVATION CONTROL	22. ELEVATION CONTROL
23. ELEVATION CONTROL	24. ELEVATION CONTROL
25. ELEVATION CONTROL	26. ELEVATION CONTROL
27. ELEVATION CONTROL	28. ELEVATION CONTROL
29. ELEVATION CONTROL	30. ELEVATION CONTROL
31. ELEVATION CONTROL	32. ELEVATION CONTROL
33. ELEVATION CONTROL	34. ELEVATION CONTROL
35. ELEVATION CONTROL	36. ELEVATION CONTROL
37. ELEVATION CONTROL	38. ELEVATION CONTROL
39. ELEVATION CONTROL	40. ELEVATION CONTROL
41. ELEVATION CONTROL	42. ELEVATION CONTROL
43. ELEVATION CONTROL	44. ELEVATION CONTROL
45. ELEVATION CONTROL	46. ELEVATION CONTROL
47. ELEVATION CONTROL	48. ELEVATION CONTROL
49. ELEVATION CONTROL	50. ELEVATION CONTROL
51. ELEVATION CONTROL	52. ELEVATION CONTROL
53. ELEVATION CONTROL	54. ELEVATION CONTROL
55. ELEVATION CONTROL	56. ELEVATION CONTROL
57. ELEVATION CONTROL	58. ELEVATION CONTROL
59. ELEVATION CONTROL	60. ELEVATION CONTROL
61. ELEVATION CONTROL	62. ELEVATION CONTROL
63. ELEVATION CONTROL	64. ELEVATION CONTROL
65. ELEVATION CONTROL	66. ELEVATION CONTROL
67. ELEVATION CONTROL	68. ELEVATION CONTROL
69. ELEVATION CONTROL	70. ELEVATION CONTROL
71. ELEVATION CONTROL	72. ELEVATION CONTROL
73. ELEVATION CONTROL	74. ELEVATION CONTROL
75. ELEVATION CONTROL	76. ELEVATION CONTROL
77. ELEVATION CONTROL	78. ELEVATION CONTROL
79. ELEVATION CONTROL	80. ELEVATION CONTROL
81. ELEVATION CONTROL	82. ELEVATION CONTROL
83. ELEVATION CONTROL	84. ELEVATION CONTROL
85. ELEVATION CONTROL	86. ELEVATION CONTROL
87. ELEVATION CONTROL	88. ELEVATION CONTROL
89. ELEVATION CONTROL	90. ELEVATION CONTROL
91. ELEVATION CONTROL	92. ELEVATION CONTROL
93. ELEVATION CONTROL	94. ELEVATION CONTROL
95. ELEVATION CONTROL	96. ELEVATION CONTROL
97. ELEVATION CONTROL	98. ELEVATION CONTROL
99. ELEVATION CONTROL	100. ELEVATION CONTROL



PRELIMINARY CIRCULATION PLAN FOR VESTING TENTATIVE TRACT MAP #2879

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 14 OF TRACT NO. 283 PER THE MAP FILED IN BOOK 15 OF MAPS AT PAGE 714 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PREPARED BY: **LANDSITE**

REGISTERED PROFESSIONAL LAND SURVEYOR

1000 W. SANTA ANA AVENUE, SUITE 100
 SAN LUIS OBISPO, CA 95070
 P.O. BOX 278
 CANTON, CA 95006

DATE: MAY 23, 2012

SHEET 3 OF 3

REC



RSF

RSF

OS

OS

RSF

RR

REC



SITE

Gateway Dr

RR

RR

REC
1

REC
/

KZF

KZF

KR

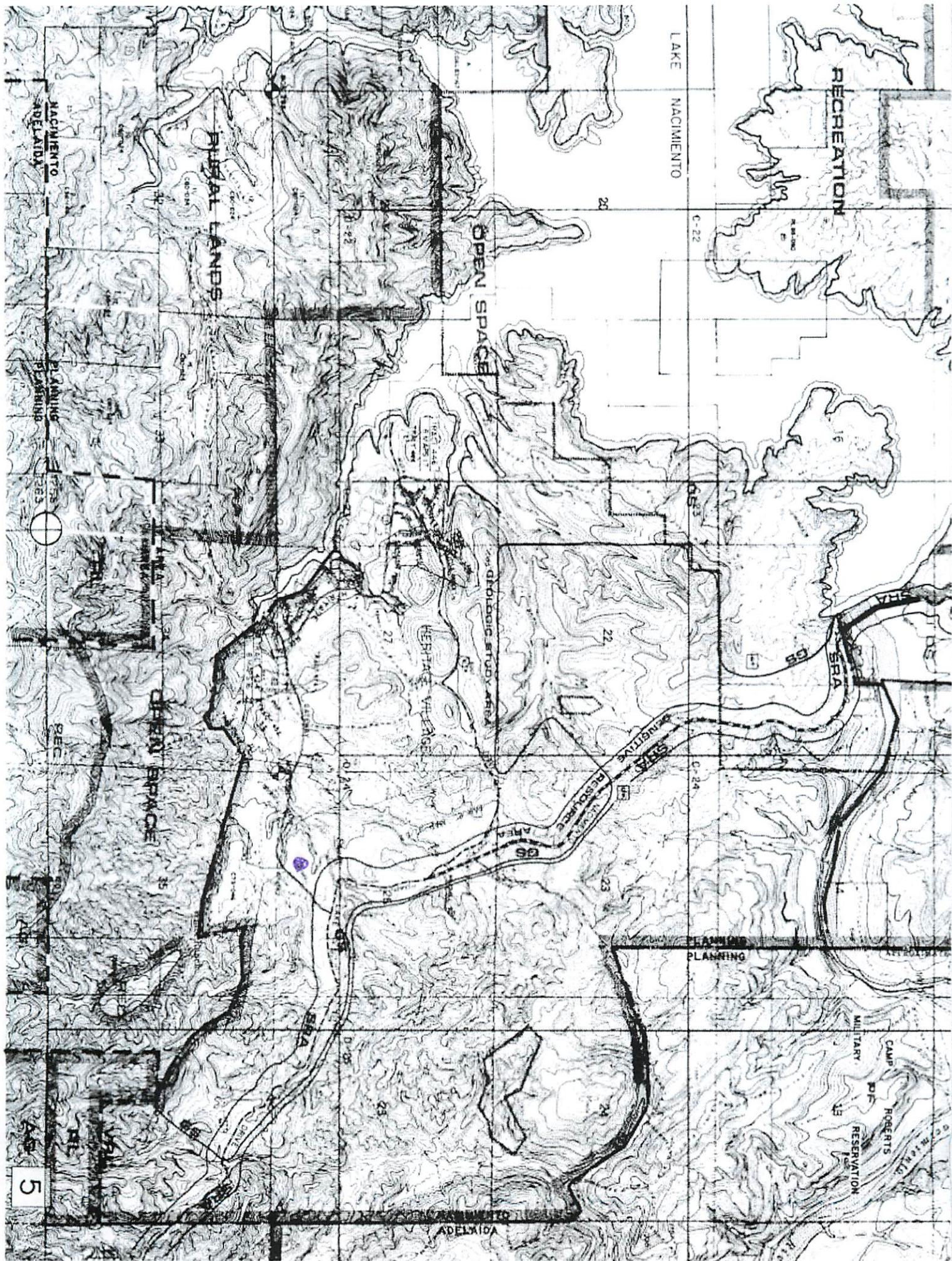
KR

KZF

KR

02

102



LAKE NACIMIENTO

RECREATION

RURAL LANDS

OPEN SPACE

NACIMIENTO
ADELAIDA

PLANNING
ADELAIDA



OPEN SPACE

HERITAGE VILLAGE

HISTORIC STUDY AREA

SRA
SENSITIVE
RESOURCE
AREA

PLANNING
PLANNING

CAMP
ROBERTS
MILITARY
RESERVATION

ADELAIDA





Parcel Summary Report For Parcel # 012-352-058

9/27/2012
2:45:57PM

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 HR HOLDINGS LLC A CA LTD LIABILITY
735 TANK FARM RD # 130 SLO CA 93401-7008

Address Information

<u>Status</u>	<u>Address</u>
P	00000 GATEWAY DR HERT

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>
693	0000	0084	Heritage Ranch	Nacimiento	RSF	GS		Y	CD	V78031601 / U771011

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 693 LT 84

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ADELAIDA PUBLIC CEMETERY
NO. 01 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE
HERITAGE RANCH COMM. SERVICE

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 012-352-058

9/27/2012
2:45:58PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2006-00169

INH

Primary Parcel

Description:

PROP 8 LOT CLUSTER SUBDIVISION