



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/20/07

TO: _____

FROM: Ryan Pharr, North County Team

PROJECT DESCRIPTION: SUB2007-00131 CO 07-0163, SAYLER- two lot parcel map located on 30 acres off Venice Road in Templeton. APN: 034-111-014 and 034-101-003.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 1/5/08 please.

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

San Luis Obispo County Department of Planning and Building

Parcel Map
SUBDIVIDE TWO LEGAL PARCELS INTO
THREE PARCELS OF 10 ACRES EA.
ELPO/ RELPO
RR RWP

APPLICATION TYPE CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Kraig Saylor Daytime Phone: (805) _____
 Mailing Address P.O. Box 4441 San Luis Obispo, CA Zip: 93403
 Email Address: _____

Applicant Name _____ Daytime Phone: _____
 Mailing Address _____ Zip: _____
 Email Address: _____

Agent Planning Solutions attn: Pamela Jardini Daytime Phone: (805) _____
 Mailing Address 1360 New Wine Place, Templeton, CA Zip: 93465
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 30.08 acres Assessor Parcel Number(s): 034-111-014 and 034-101-003

Legal Description: Lot 44 and Lot 45 of Bowers Tract

Address of the project Location (if known.): Venice Road, Templeton

Directions to the site – describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 north to Templeton, Vineyard exit go east to El Pomar to Venice Road

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

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): subdivide two legal parcels into three parcels of 10 acres each

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true.
I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature X _____ Date X 12/12/07

FOR STAFF USE ONLY

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File Nos. _____

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- Road Abandonment
- Road Name
- Reversion to Acreage
- Reconsideration

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Charlie and Michele Johnson Daytime Phone: (805)434-9083
 Mailing Address 632 Golden Meadow Drive, Paso Robles, CA Zip: 93446
 Email Address: _____

Applicant Name _____ Daytime Phone: _____
 Mailing Address _____ Zip: _____
 Email Address: _____

Agent Planning Solutions attn: Pamela Jardini Daytime Phone: (805) 901-0453
 Mailing Address 1360 New Wine Place, Templeton, CA Zip: 93465
 Email Address: planningsolutions@charter.net

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Property owner signature X Michelle Johnson Date 12/13/07

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 Nos. _____

PROJECT INFORMATION: What is the proposed density or parcel size? Three parcels of 10 acres each

Number of existing lots, parcels or certificates: Two Existing parcel sizes: 18.79 and 11.29

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 recorded map? Yes No

Building Permits or other approval? Yes No

If Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be requires? 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 from Venice Road

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

North: rural residential

South: rural residential

East: rural residential

West: rural residential

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 No 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 No 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

Request credit for common open space (if you are choosing this option please complete below)

Acreeage of open space: _____ Average slop of open space: _____

Describe on the on-site recreational amenities being proposed and their location on the open space: _____

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

Affordable Housing – Coastal Zone ONLY (Government Code Section 655590 – 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 dwellings units in one structure , or 11 or more dwelling 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 Nos. _____

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

1. Describe the topography of the site:

Level to gently rolling, 0-10% slopes: 30 acres

Moderate slopes of 10-30%: _____ 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: _____

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.

7. Are there any sewer ponds or waste disposal sites on or 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: Venice Road, Knoll Road and Long Branch Road

Water Supply Information

1. What type of water is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of water?
 Residential Agriculture: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? 3 sfr
4. How many service connections will be required? 3 wells
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing wells
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?
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 _____ GPM
 Surrounding Well Logs Hydrologic Study Other Env Health Department clearance

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: Waste Management
- 3. Where is the waste disposal storage in relation to buildings? Next 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: Templeton Unified School District
- 2. Location of nearest police station: Templeton
- 3. Location of nearest fire station: Templeton
- 4. Location of nearest public transit stop: Templeton
- 5. Are services (grocery and 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: vacant

- 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: 1) within the Agricultural land use category or 2) your site is 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): n/a

- 2. Will the development occur in phases? Yes No
If yes, explain: _____
- 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: _____
 n/a

- 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):
 Building permits

(If you are unsure if additional permits are required from other agencies, please ask your project planner or environmental specialist for guidance)

1008 PALMWOOD ST. • PALM ROBERTS, CALIFORNIA • 909/239-6427

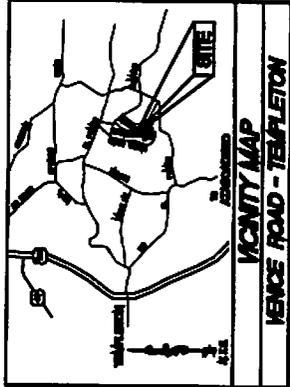
ENGINEERING • PLANNING • SURVEYING

EMK & Associates, Inc.



TENTATIVE PARCEL MAP
CO 07-0163
KRAIG SAYLER

SCALE	1" = 100'
DATE	7-16-07
BY	EMK



EXISTING PARCELS	18.79 AC.±	11.28 AC.±
PARCEL 034-111-013		
PARCEL 034-101-003		
TOTAL AC.	30.08 AC.±	

PROPOSED PARCELS	10.04 AC.±	10.04 AC.±	10.00 AC.±
PARCEL 1 034-111-013			
PARCEL 2 034-111-013			
PARCEL 3 034-101-003			
TOTAL	30.08 AC.±		

OWNER/APPLICANT
KRAIG SAYLER
P.O. BOX 3736
SAN LUIS OBISPO, CA 93403
PHONE NO. 806-691-9139
A.P.N. 034-111-014, 034-101-003

ZONING DESIGNATION
RR

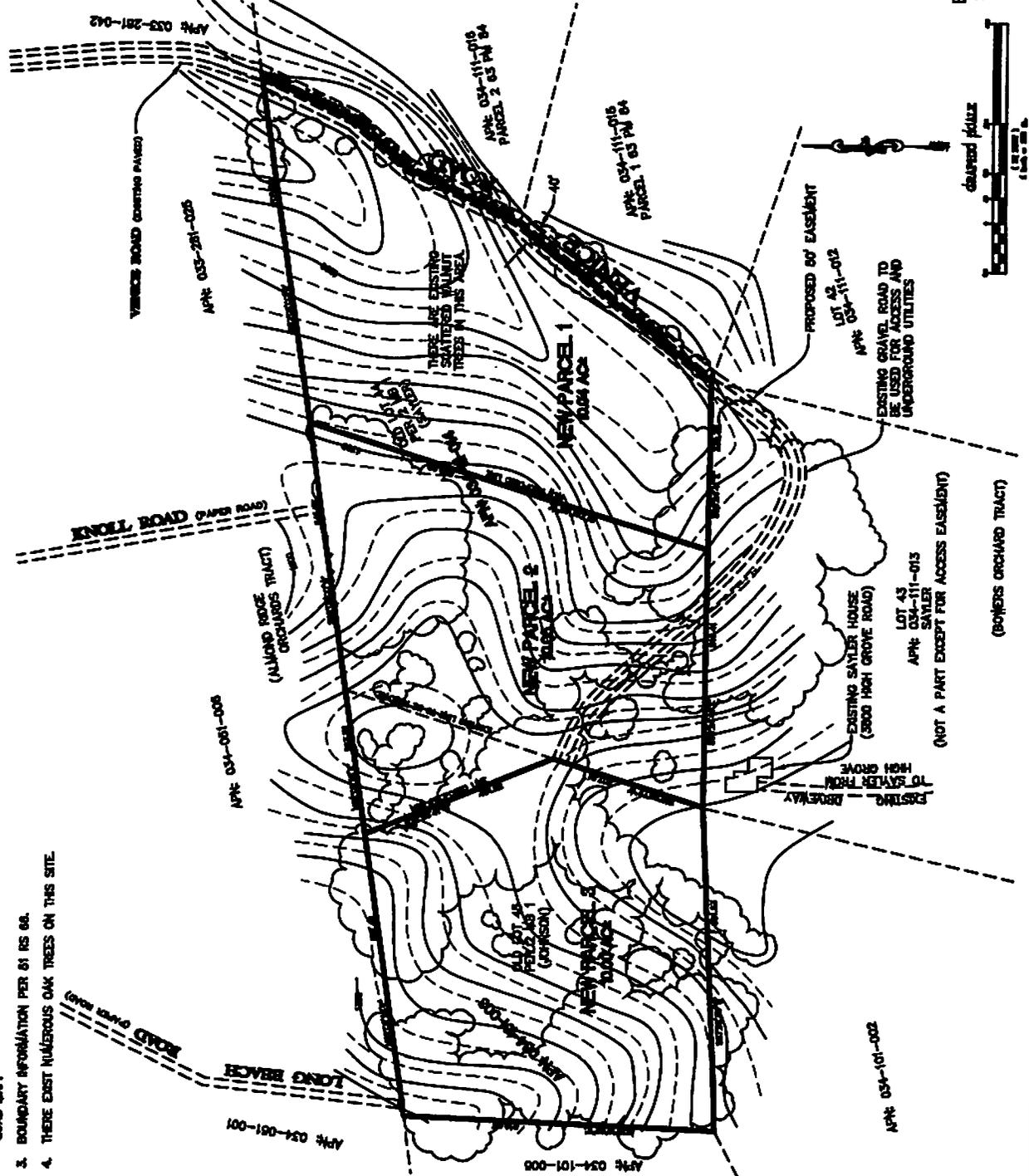
SITE ADDRESS
VENICE ROAD, TEMPLETON

VESTING
TENTATIVE PARCEL MAP
CO 07-0163

BECING A TREE PARCEL SUBDIVISION
LOTS 44 AND 46 OF BOMERS
ORCHARD TRACT (2 MB 1).

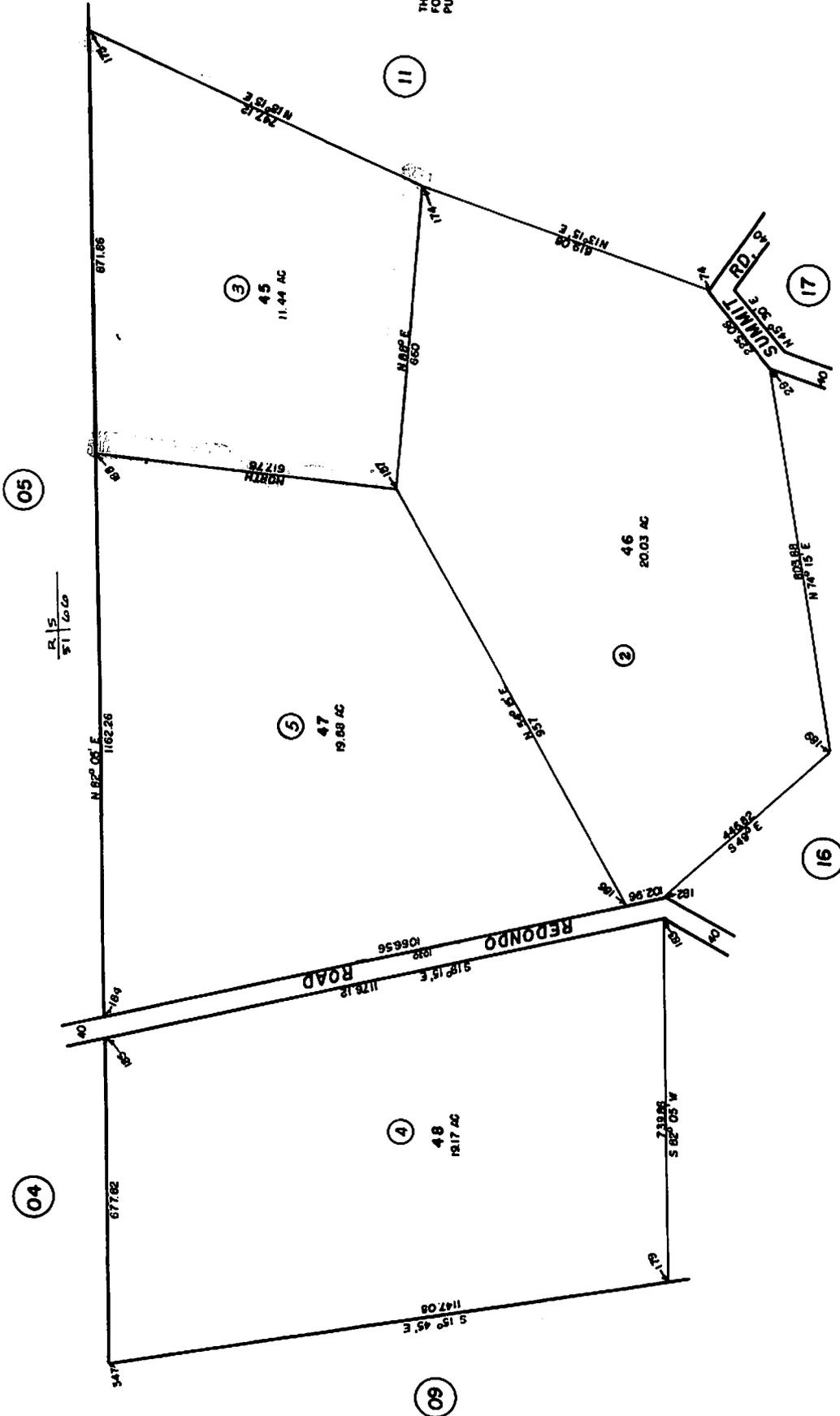
EL POMAR AREA (EAST OF TEMPLETON)
SAN LUIS OBISPO COUNTY, CALIFORNIA

FIDELITY NATIONAL TITLE COMPANY
07-400800290 AND 07-400800300 (57)



- NOTES:**
1. CONTOUR INTERVAL = 10'
 2. CONTOURS INTERPOLATED FROM USGS QUAD MAP.
 3. BOUNDARY INFORMATION PER 81 RS 66.
 4. THERE EXIST NUMEROUS OAK TREES ON THIS SITE.





THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

BOWERS ORCHARDS TRACT
 SAN LUIS OBISPO COUNTY
 CALIFORNIA

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

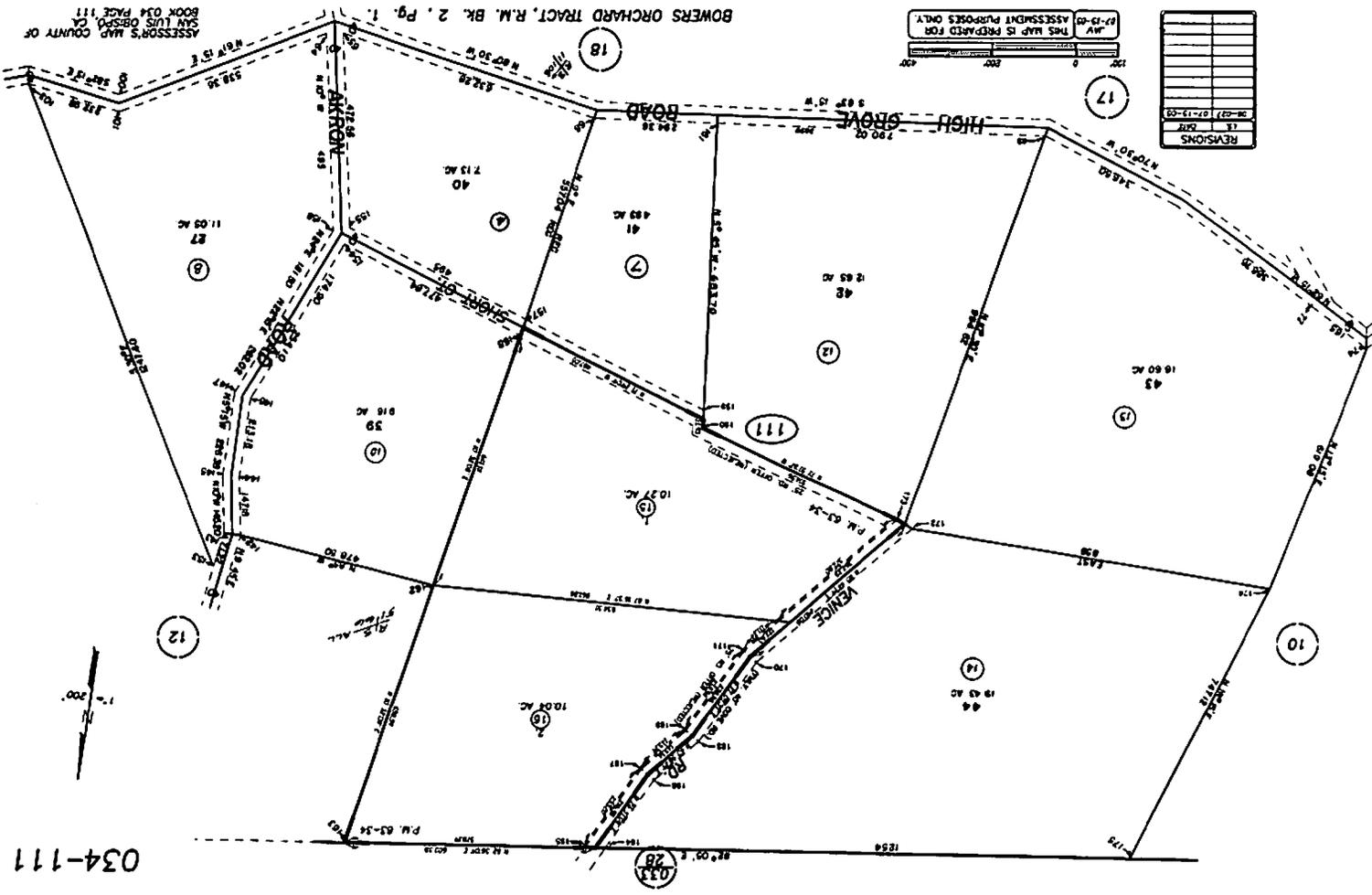
REV. 1/26/81

BOWERS ORCHARD TRACT, R.M. BK. 2, Pg. 1.

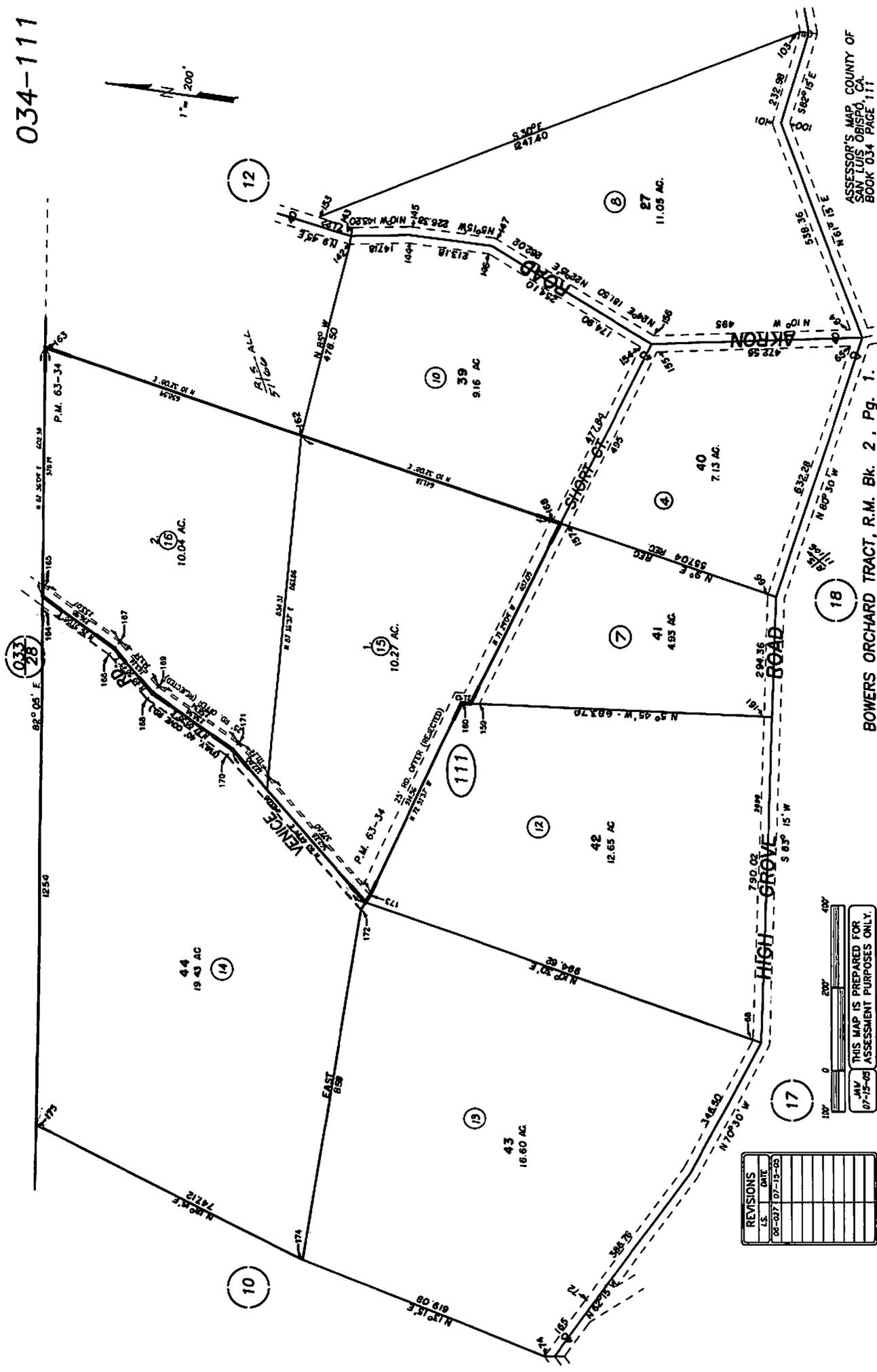
ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 034 PAGE 111

17-12-03
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

REV	DATE	REVISIONS



034-111



ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA. BOOK 034 PAGE 111

BOWERS ORCHARD TRACT, R.M. BK. 2, Pg. 1.

REVISIONS	DATE
08-037	07-15-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
07-15-00





Parcel Summary Report For Parcel # 034-111-014

12/20/2007
11:36:44AM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status P
Address 00000 HIGH GROVE RD RELPO

Lot Information:

Community: RELPO
Planning Area: ELPO

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	BOWO	0000	0044	Y	RR	RI / HA	

People Information

Role Name and Address
OWN SAYLER KRAIG C
PO BOX 4441 SLO CA 93403-4441
OWN SAYLER BETH M

Phone Numbers and Contact info

Notes

Parcel Information

Status Active
Description BOW ORCH TR LT 44

Notes