



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/5/08

TO: _____

FROM: North County Team

PROJECT DESCRIPTION: SUB2007-00193 CO 07-0207, ECKSTEIN- 2 lot parcel map. 10 acre site located off Eureka Lane in Templeton. APN: 034-0131-023.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 5/20/08 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 F

San Luis Obispo County Department of Planning and Building

CO 07-0207 Eckstein

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Voluntary Merger
- Certificate of Compliance
- Lot Line Adjustment
- Parcel Map
- Track 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: Eckstein Daytime Phone: (805) _____
 Mailing Address: Eureka Lane, Templeton, CA Zip: 93465
 Email Address: _____

Applicant Name same as above Daytime Phone: _____
 Mailing Address _____ Zip: _____
 Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 10 acres Assessor Parcel Number(s): 034-131-023

Legal Description: Parcel C of Parcel Map CO 71-037

Address of the project Location (if known.): 1485 Eureka Lane, Templeton, CA

Directions to the site – describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 102 North to Templeton, exit Vineyard Rd, go east to Templeton Road to Eureka Lane

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

Residential Single Family, Barn and corrals, outbuildings.

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): subdivide land into two parcels

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 [Signature] Date 4/14/07

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? Two 5 acre parcelst

Number of existing lots, parcels or certificates: one Existing parcel sizes: 10 acres

What will the property be used for after division: residential single family

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.

Residential Single Family and barn

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: _____

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)

Acreage 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: _____ acres

Moderate slopes of 10-30%: 10 acres _____ 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: existing residence and outbuildings

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: Templeton Road and Eureka Lane

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? Two RSF
4. How many service connections will be required? One additional
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing Single Family Residence
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 _____

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? >100 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: n/a
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: Single family residence, barn and outbuildings
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

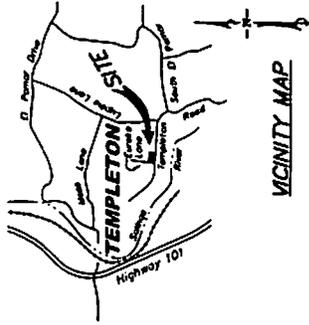
- 1. List any mitigation measures that you propose to lessen the impacts associated with your project: none

- 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?
- 4. Yes No If yes, please describe and provide "ED" number(s): Parcel Map CO 71-037

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 your project planner or environmental specialist for guidance)



VICINITY MAP

SITE STATISTICS

1. ASSESSOR'S PARCEL NUMBER (APN): 034-137-023
2. OWNER:
 Olan and Ethel Corsten
 1465 Eureka Lane
 Templeton, CA 93463
3. AGENT:
 Pam Jorchi (805) 801-0453
4. PARCEL SIZES:

PARCEL	GROSS ACREAGE	NET ACREAGE
Parcel 1	1.67	9.23
Parcel 2	5.00	4.89
5. WATER SERVICE:
6. SEWER SERVICE:
7. FLOOD HAZARD: The entire project site is outside of designated flood hazard areas as shown on Firm Plan 151 of 975 Community-Parcel Number 060204 031 & Effective Date: July 3, 1982.
8. SLOPES:

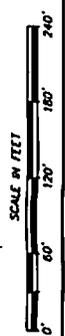
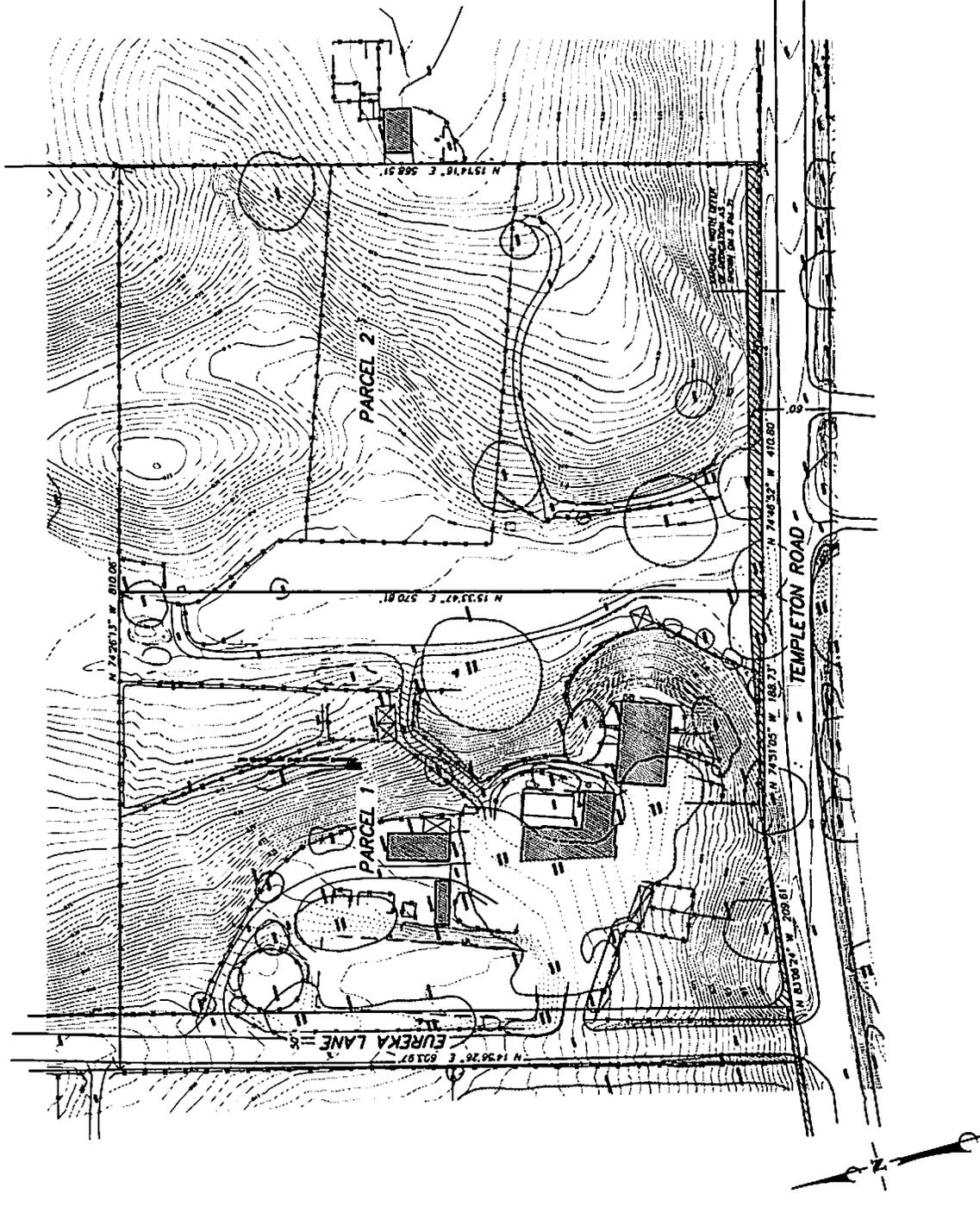
PARCEL	SLOPE
Parcel 1	15.02%
Parcel 2	15.00%

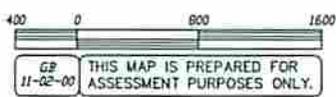
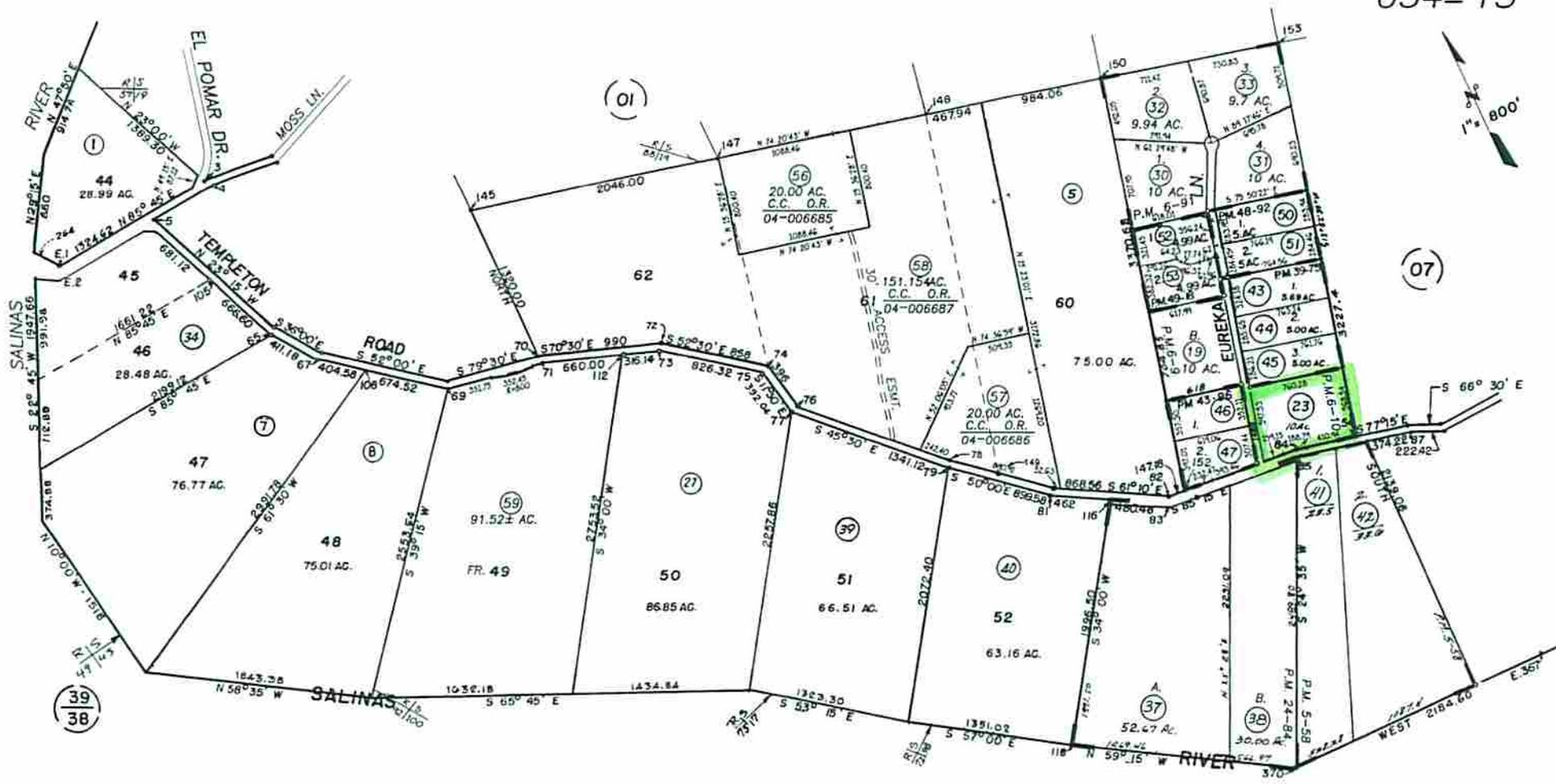
TENTATIVE PARCEL MAP
CO 07-0207

OF PARCEL C AS RECORDED IN
BOOK 6, PAGE 10 OF PARCEL MAPS
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA



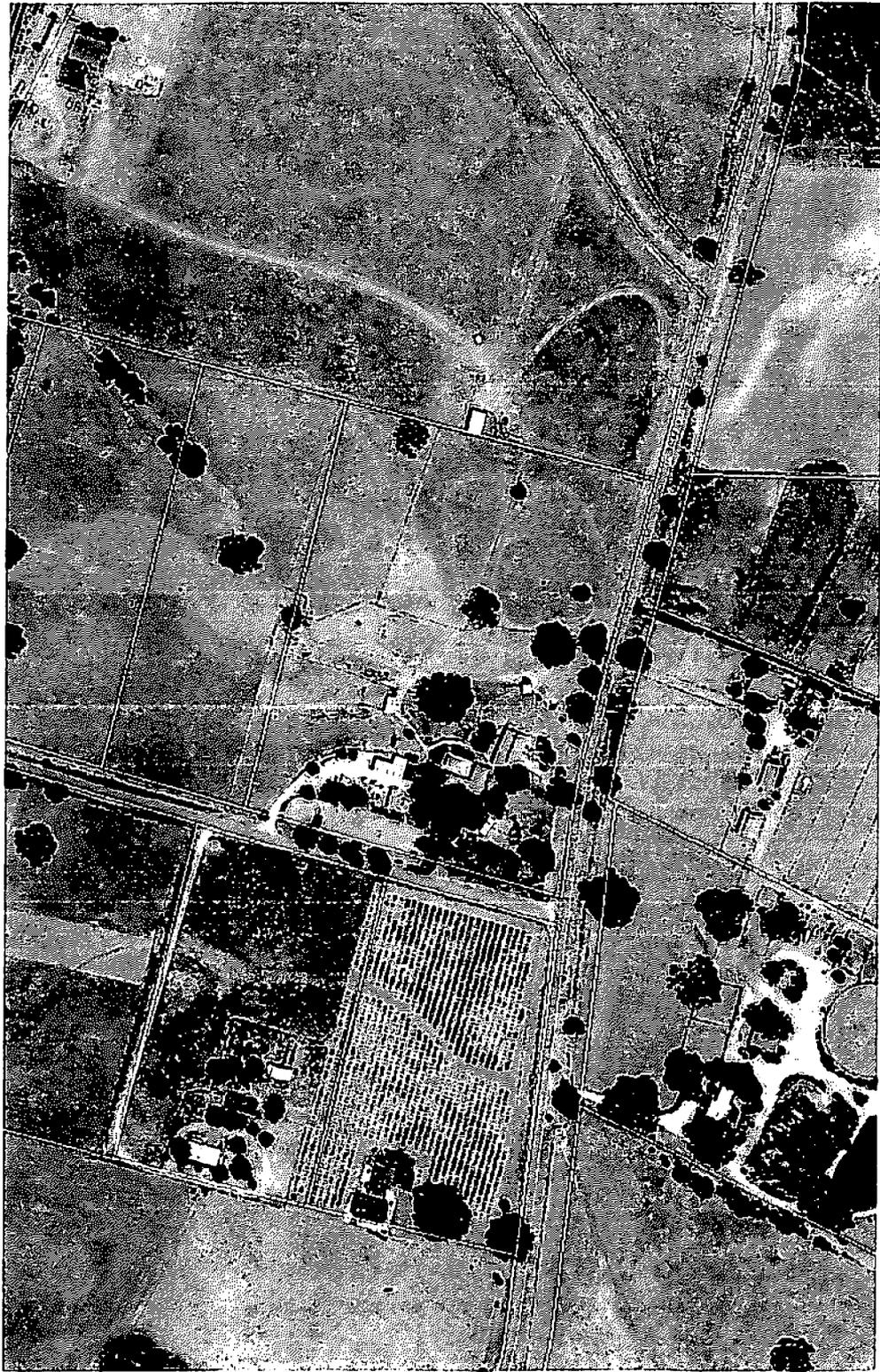
POST OFFICE BOX 299
SAN LUIS OBISPO, CA 93408
(805) 761-8296





EUREKA RANCHO, A SUBDIVISION OF:
 RANCHO LA ASUNSION AND ADJACENT LANDS, R.M. Bk. A , Pg. 91.

ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 034 PAGE 131





Parcel Summary Report For Parcel # 034-131-023

5/5/2008
1:06:32PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Address Information

<u>Status</u>	<u>Address</u>
P	01485 EUREKA LN 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	CO71-	037	000C	Y	RR	RI	

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	ECKSTEIN DAVID T 1485 EUREKA LN TEMPLETON CA 93465-9655		
OWN	ECKSTEIN ELLEN M		

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	RHO ASUN ETAL PTN LT 59	