SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/10/2010

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2009-00055 COAL 10-0045 KEITH- LLA between 2 parcels resulting in one parcel of 1.22 acres and another parcel of 1.77 acres. Site located off Morningstar Place in Paso Robles. APN: 015-325-014 and 015.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 6/25/2010.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

SUB2009-00055 COAL10-0045 KEITH LINDA L
Lot Line Adjustment
LLA TWO PARCELS OF 1.99 AND .99 ACRES TO BE ADJUSTED TO 1.22 AND 1.77 ACRES.
/
AG

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buildin

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name LINDA KEITH Daytime Phone 238-6680
Mailing Address P.O. BOX 1394, PASO ROBLES Zip Code 93447
Email Address:

☐ Applicant Name Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name DANIEL J STEWART & ASSOC. Daytime Phone 238-0700
Mailing Address P.O. BOX 2038, PASO ROBLES Zip Code 93447
Email Address:

PROPERTY INFORMATION

Total Size of Site: 2.996 ACRES Assessor Parcel Number(s): 015-325-014 & 015
Legal Description: E'LY 1/2 LOT 75 & E'LY 1/2 LOT 104, TRACT NO. 4 (5 MB 22)
Address of the project (if known): 5511 MORNING STAR PLACE, PASO ROBLES
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 TO HWY 46 EAST TO GENESEO RD TO GROUND SQUIRREL HOLLOW TO MORNING STAR PLACE
Describe current uses, existing structures, and other improvements and vegetation on the property: EXIST HOUSE, WELL, SEPTIC ~ GRASSY HILLS - SCATTERED OAK TREES

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT FROM 1.99 & 0.99 ACRES TO 1.22 & 1.77 ACRE PARCELS

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 Linda K. Keith Date 5.26.10

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 No COAL 10-0045

Project Information:
What is the proposed density or parcel size?: RURAL RESIDENTIAL
Number of existing lots, parcels or certificates: TWO Existing parcel sizes: 1.99 & 0.99 AC
What will the property be used for after division: RURAL 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 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? _____

Describe existing and future access to the proposed project site: PAVED AND GRADED ROADS

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

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: CDF

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 LOT LINE ADJUSTMENT

Quimby Ordinance (Section 21.09.010, et seq., of Title 21): N/A.

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 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): 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".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No CONL 10-0045

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: 0.5 acres
   Moderate slopes of 10-30%: 2.4 acres
   Steep slopes over 30%: Ø acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: SEASONAL DRAINAGE SWALE
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/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 _____
   ☐ *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? _____
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? 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

TENTATIVE LOT LINE ADJUSTMENT

PARCEL MAP COAL 10-0045

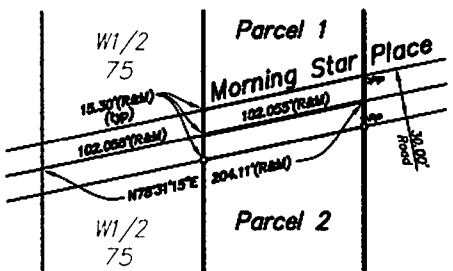
APN 015-325-014 & 055

Being a Lot Line Adjustment between the Easterly Half of Lots 75 and lot 104 of Tract No. 4, recorded as 05 Maps 22, County of San Luis Obispo State of California

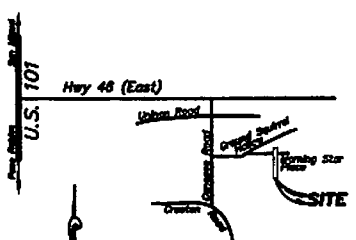
0 100 200 300
Scale: 1"=100'

Existing Parcels
APN 015-325-014 ~ 1.99 Acres
APN 015-325-015 ~ 0.99 Acres

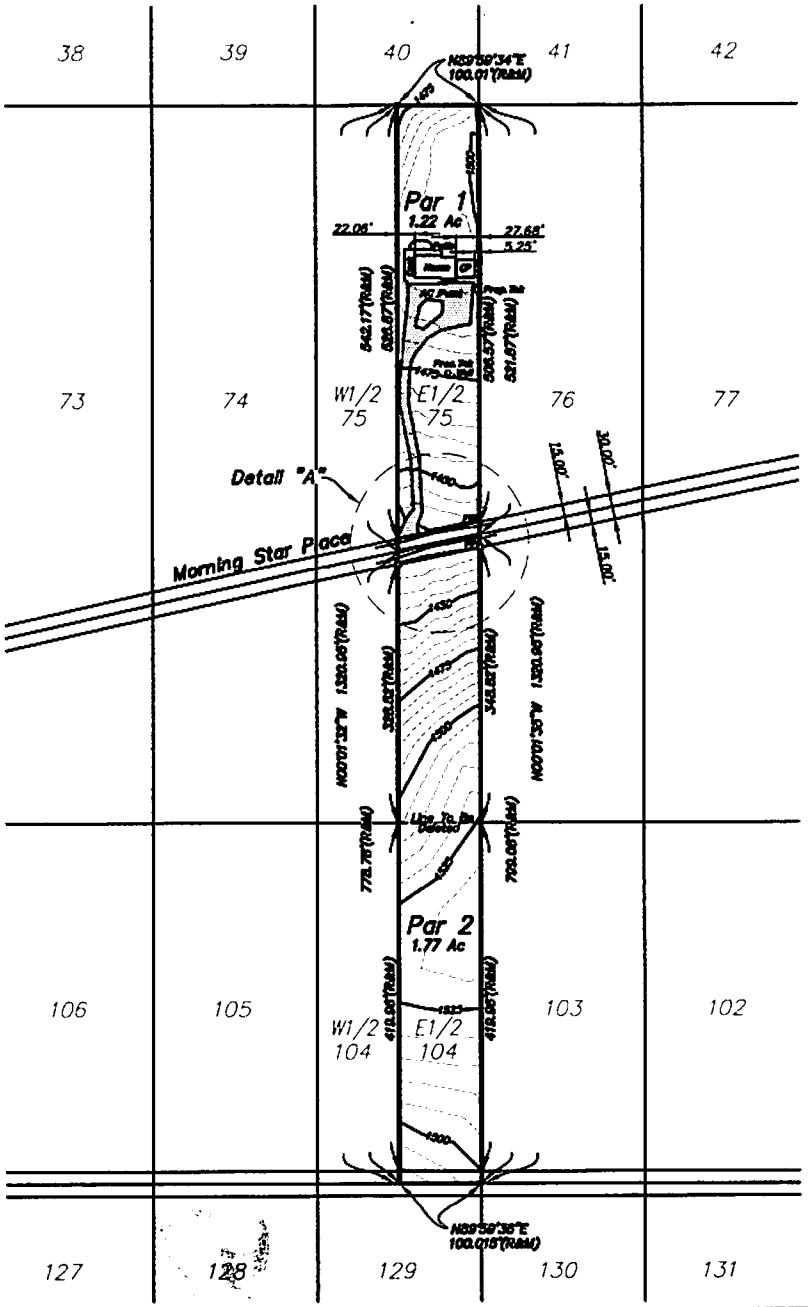
Proposed Parcels
Parcel 1 ~ 1.22 Acres
Parcel 2 ~ 1.77 Acres



Detail "A"
1"=50'



Vicinity Map
No Scale



Engineer's Statement

I hereby state that this map was prepared by me or under my supervision and to the best of my knowledge complies with the Lot Division Ordinance of the County of San Luis Obispo.

REGISTERED PROFESSIONAL ENGINEER DANIEL J. STEWART No. 14994 Exp. 3-31-11 CIVIL STATE OF CALIFORNIA

Daniel J. Stewart RCE 14994 (exp.3/31/11)

Owner's Statement

I do hereby apply for the approval of the Parcel Map and division of the Real Property shown on this Tentative Map and state that I am the legal owner or the authorized agent thereof and that the information shown hereon is true and correct to the best of my knowledge.

Linda L. Keith
P. O. Box 1394
Paso Robles, CA 93447

Legend

R = 45 RS 50
M = MEASURED
O = SET 1/2" REBAR/CAP RCE#14994
● = FOUND MONUMENT PER 45 RS 50 (R)

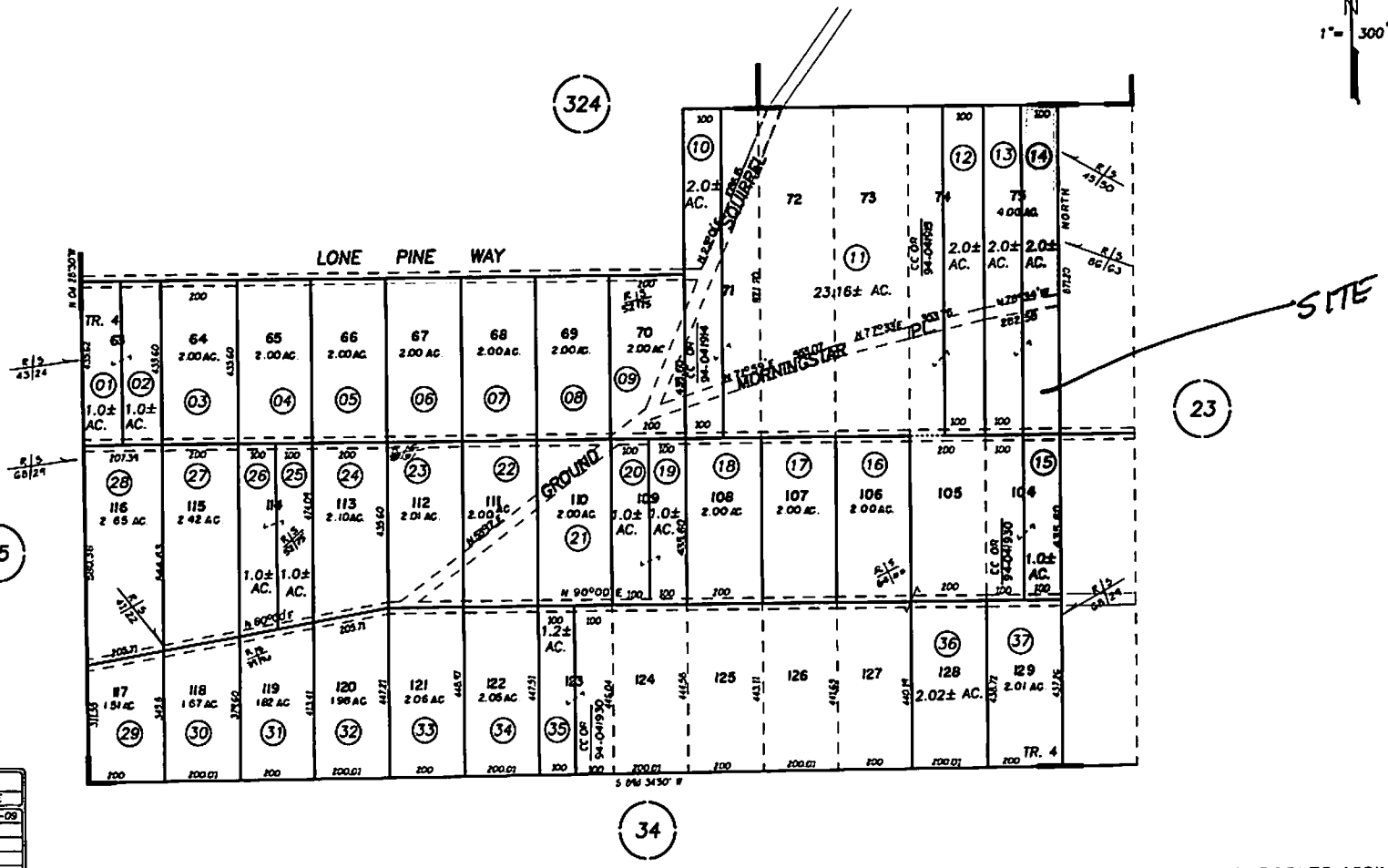
Notes

Horizontal Datum per Calculated Record Data and a Field Survey.

Vertical Datum is assumed.

DANIEL J. STEWART & ASSOC.
ENGINEERS - SURVEYORS
597 12th STREET / P.O. BOX 2038
PASO ROBLES, CA 93446

SHEET 1 OF 1 #10032



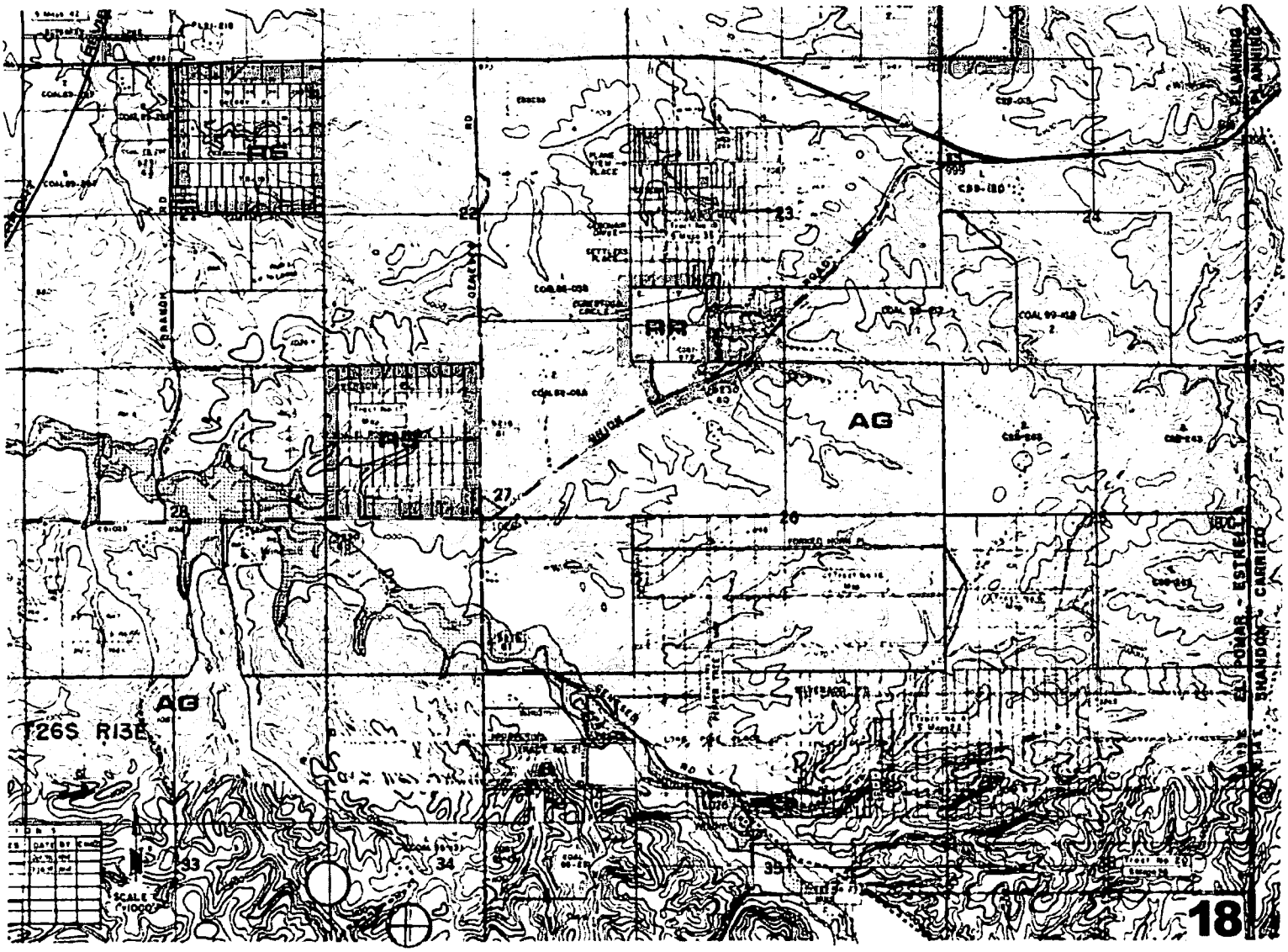
REVISIONS	
I.S.	DATE
10-041	07-08-09

150 0 300 600

LZ 10-13-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 4, R.M. Bk. 5, Pg. 22.

PASO ROBLES VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 015 PAGE 325



Wednesday, Jun 02, 2010 03:10 PM

Wednesday, Jun 02, 2010 02:54 PM

Parcel Summary Report For Parcel # 015-325-014

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	KEITH LINDA L PO BOX 1394 PASO ROBLES CA 93447-1394

Address Information

Status	Address
P	05511 MORNINGSTAR PL RELPO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
4	0000	75P			AG			Y	RI / SC / VP	

Parcel Information

Status	Description
Active	TR 4 E 1/2 LT 75

Notes

Tax Districts

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

Case Information

Case Number:	Case Status:

Parcel Summary Report For Parcel # 015-325-014

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

E020116 CLD Primary Parcel

Description:
OCCUPIED RV

PMT2003-03561 FNL Primary Parcel

Description:
AS-BUILT CARPORT

SUB2009-00055 REC Primary Parcel

Description:
LLA TWO PARCELS OF 1.99 AND .99 ACRES TO BE ADJUSTED TO 1.22 AND 1.77 ACRES.

G010020F CMP Related Parcel

Description:
LAFCO REFERRAL-GROUND SQUIRREL HOLLOW CSD