



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

Lot Line Adjustment

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

AG

## 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 2098, 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 1/2 LOT 75 & E 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 GENESER 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 L. Keith Date 5.26.10

**FOR STAFF USE ONLY**

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

REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE  
FOR THE YEAR 1900

Presented to the House of Commons  
by Command of Her Majesty

Printed and Published by the Stationery Office, London.  
1901.

By Appointment to Her Majesty's Most Excellent Majesty King Edward VII.  
and Her Majesty Queen Alexandra, Queen Consort.

By Appointment to Her Majesty Queen Victoria, Queen Consort.

By Appointment to Her Majesty Queen Elizabeth, Queen Consort.

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# 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: CDP

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: \_\_\_\_\_

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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 COBL 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:

- 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:

- 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%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: SEASONAL DRAINAGE SWALE
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: \_\_\_\_\_



**TENTATIVE LOT LINE ADJUSTMENT  
PARCEL MAP GOAL 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

**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.

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**

- P = 45 RS 50
- M = MEASURED
- O = SET 1/2" REBAR/CLIP RCE#14994
- = FOUND ANCHOR PER 45 RS 50 (R)

**Notes**

Horizontal Datum per Calculated Record Data and 0 Field Survey.  
Vertical Datum is assumed.

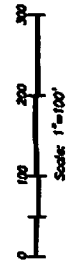
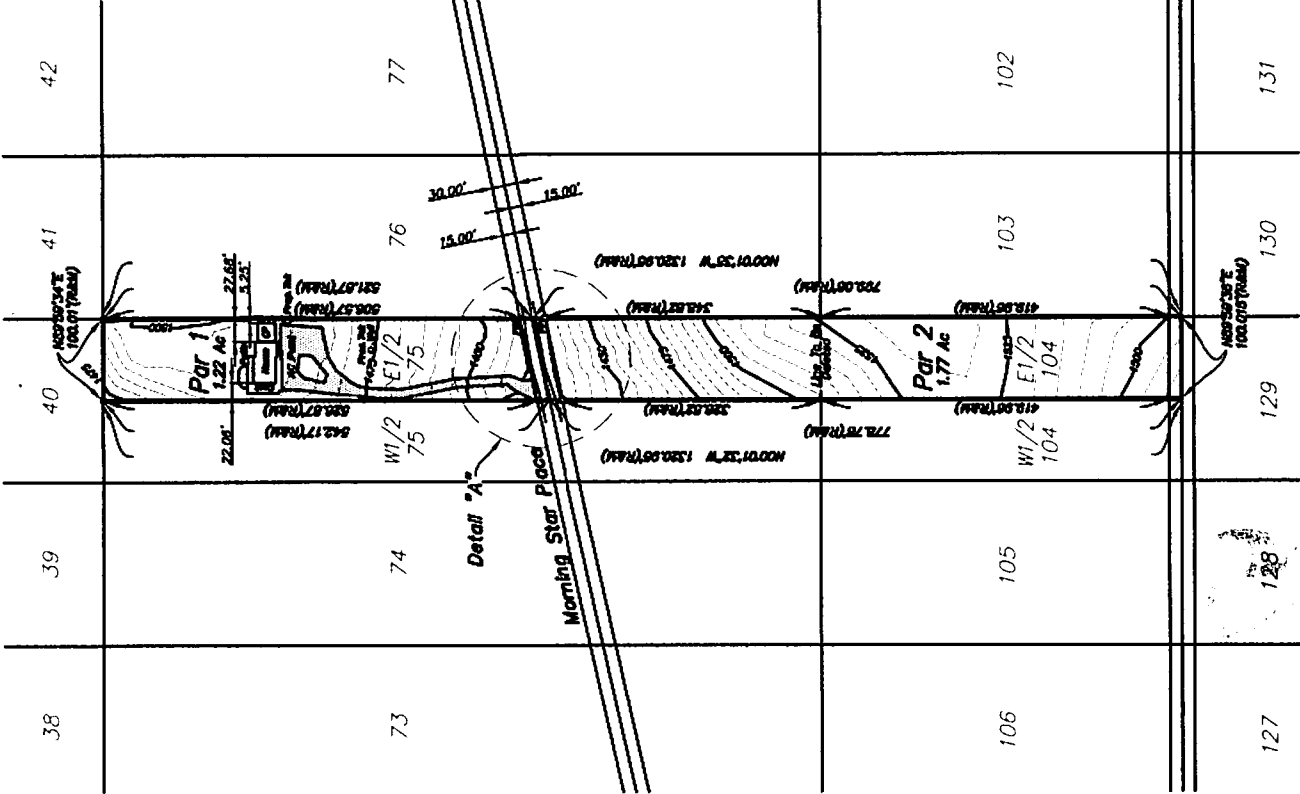
**DANIEL J. STEWART & ASSOC.**  
**ENGINEERS - SURVEYORS**

597 12th STREET / P.O. BOX 2039  
PASO ROBLES, CA 93446

SHEET 1 OF 1

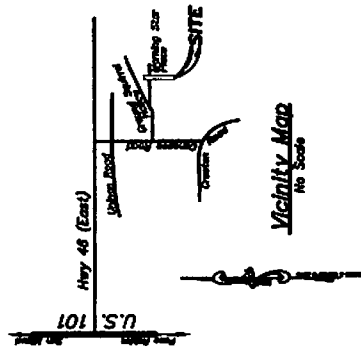
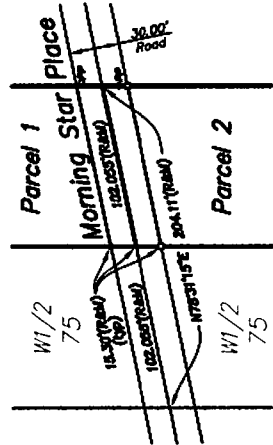
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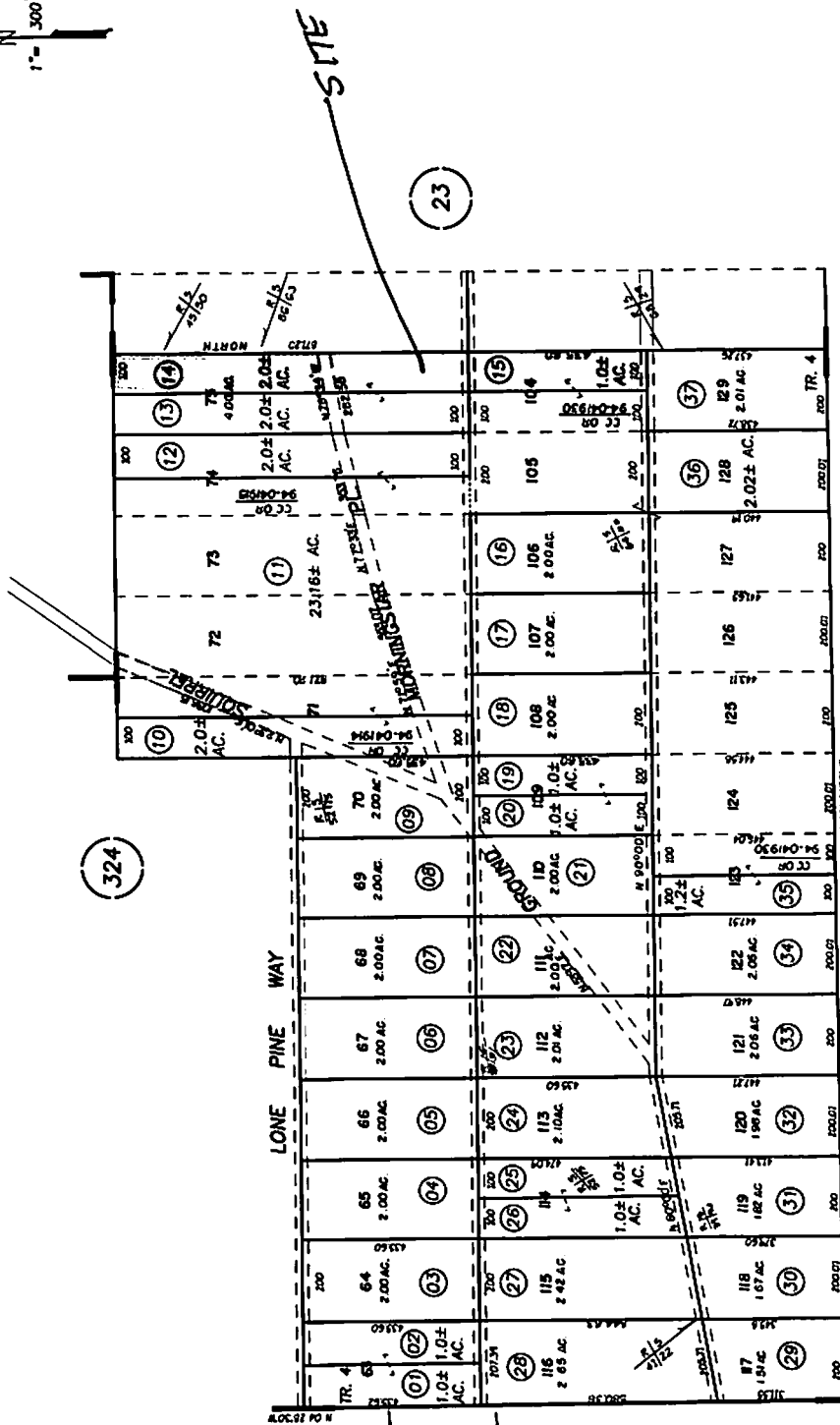
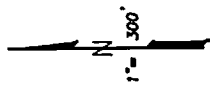
FILED 001-001000



**Existing Parcels**  
APN 015-325-014 ~ 1.99 Acres  
APN 015-325-015 ~ 0.59 Acres

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





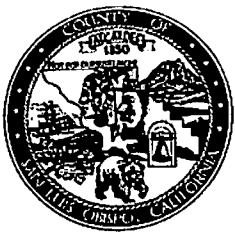
REVISIONS	
I.S.	DATE
10-041	07-08-09

150 0 300 600  
 THIS MAP IS PREPARED FOR  
 L7 ASSESSMENT PURPOSES ONLY.

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







# Parcel Summary Report For Parcel # 015-325-014

6/2/2010  
2:34:09PM

## 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:

<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>
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

6/2/2010  
2:34:09PM

## 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
<u>Description:</u>		
PMT2003-03561	FNL	Primary Parcel
<u>Description:</u>		
SUB2009-00055	REC	Primary Parcel
<u>Description:</u>		
G010020F	CMP	Related Parcel
<u>Description:</u>		
LAFCO REFERRAL-GROUND SQUIRREL HOLLOW CSD		

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