



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/15/2010

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00001, CO 10- 0020/ COAST NATIONAL BANK- 2 lot parcel map located off "L" Street in San Miguel. APN: 021-302-008.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 8/2/2010 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

Parcel Map

PARCEL MAP FOR 2 PARCELS

SAL/ SMIG
RMF

HAP

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

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 Coast National Bank Daytime Phone: (805)547-6107
 Mailing Address 500 Marsh Street, San Luis Obispo, CA Zip: 93401
 Email Address: _____

Applicant Name Charles Fruit for Coast National Bank Daytime Phone: (805)547-6107
 Mailing Address 500 Marsh Street, San Luis Obispo, CA Zip: 93401
 Email Address: _____

Agent Skip Touchon - TWIN CITIES SURVEYING, INC. Daytime Phone: (805) 434-1834
 Mailing Address P.O. BOX 777, TEMPLETON, CA Zip: 93465-0777
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 15,013 square feet Assessor Parcel Number(s): 021-302-008
 Legal Description: Lots 13,14,15,16 in Block 31 of the Town of San Miguel per B-Maps-53
 Address of the project Location (if known.): 1010 L Street, San Miguel, CA 93451
 Directions to the site -- describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From U.S. Highway No. 101 use 10th Street exit, proceed east one block to L Street
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant - no structures

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): To create two residential parcels for future sale and development.

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  Date 6-28-10
Charles Fruit - Coast National Bank

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? PCL 1 = 7506 sq. ft., PCL 2 = 7507 sq. ft.

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 15,013 square feet

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 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: property currently fronts 10th Street, L Street and an alley

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

North: residential

South: residential

East: residential

West: retail – currently a restaurant

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

Community System - List the agency or company responsible for provision: San Miguel CSD

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: San Miguel CSD

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: San Miguel Fire Department

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: _____

MAP OF RECORD
 THE STATUS OF RECORDS FOR THIS MAP AND THE STATUS OF RECORDS FOR THE MAPS OF RECORDS OF THIS COUNTY ARE AS FOLLOWS:
 MAP OF RECORDS FOR THIS MAP: A.P.N. 021-302-019
 MAPS OF RECORDS FOR THIS COUNTY: A.P.N. 021-302-019
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RECORD MAP
 TOP OF A STANDARD SURVEYING DATE AT LOTS 10, 11, 12, 13, 14, 15 AND 16 OF THE CITY OF SAN JUAN BAPTIST, COUNTY OF SAN JUAN, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF RECORDS FOR THIS COUNTY, A.P.N. 021-302-019, HAS BEEN DESTROYED.
 REPLACEMENT - 021-302-019 (021-302-019)

027-02700
 020-02700
 (1/2" = 100'
 100'-00" = 100'-00"

TENTATIVE PARCEL MAP 00 10-0020
 BEING LOTS 10, 11, 12, 13, 14, 15 AND 16 OF BLOCK 31 OF THE CITY OF SAN JUAN, IN THE COUNTY OF SAN JUAN, AS SHOWN ON THE MAP OF RECORDS FOR THIS COUNTY, A.P.N. 021-302-019, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF SAN JUAN, STATE OF CALIFORNIA.

PROPERTY OWNERS/SITE INFORMATION

OWNER NAME: CAROL KATHALIN BLAIR
 COMPANY: CAROL KATHALIN BLAIR
 PROJECT: 5141 11TH STREET
 L.P.N. 021-302-020

NOTES

1. RECORDS FOR THIS MAP AND RECORDS FOR THIS MAP ARE FILED IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF SAN JUAN, STATE OF CALIFORNIA.
2. UNDEVELOPED LOTS 10, 11, 12, 13, 14, 15 AND 16 OF BLOCK 31 OF THE CITY OF SAN JUAN, IN THE COUNTY OF SAN JUAN, AS SHOWN ON THE MAP OF RECORDS FOR THIS COUNTY, A.P.N. 021-302-019, ARE BEING SUBDIVIDED INTO LOTS 10, 11, 12, 13, 14, 15 AND 16 OF THIS MAP.
3. THE PROPERTY LINES ARE AS SHOWN ON THE MAP OF RECORDS FOR THIS COUNTY, A.P.N. 021-302-019, AND ARE SUBJECT TO ANY CHANGES THAT MAY BE MADE BY THE COUNTY RECORDER, IN THE COUNTY OF SAN JUAN, STATE OF CALIFORNIA.
4. RECORDS FOR THIS MAP ARE FILED IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF SAN JUAN, STATE OF CALIFORNIA.

OWNER

CURRENT OWNERS IN MAP - BERTHOOLD, ERIC PANKER
 ADDRESS: 1000 11TH STREET
 SAN JUAN, CA 94022
 PHONE: (415) 435-1111
 FAX: (415) 435-1111

PREPARED

ALL TRACES SHOWN ARE LIVE OAKS UNLESS NOTED OTHERWISE.
 TRUNK DIAMETERS AT CHEST HEIGHTS. DBH - LINE LOCATIONS ARE APPROXIMATE.

LEGEND

- SINGLE TRUNK
- ⊙ MULTIPLE TRUNK
- 12" TRUNK SIZE LABEL

OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY MAP OF THIS TENTATIVE MAP AND CERTIFY THAT I AM THE MAP OWNER AND THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAP AND THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAP AND THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAP.

Carol Kathalin Blair
 DATE: 06-28-2010

NOTES

1. RECORDS FOR THIS MAP AND RECORDS FOR THIS MAP ARE FILED IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF SAN JUAN, STATE OF CALIFORNIA.

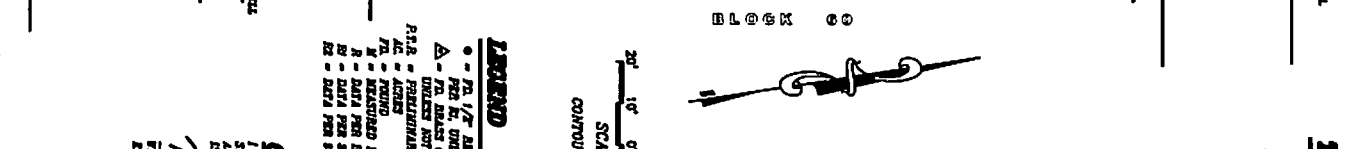
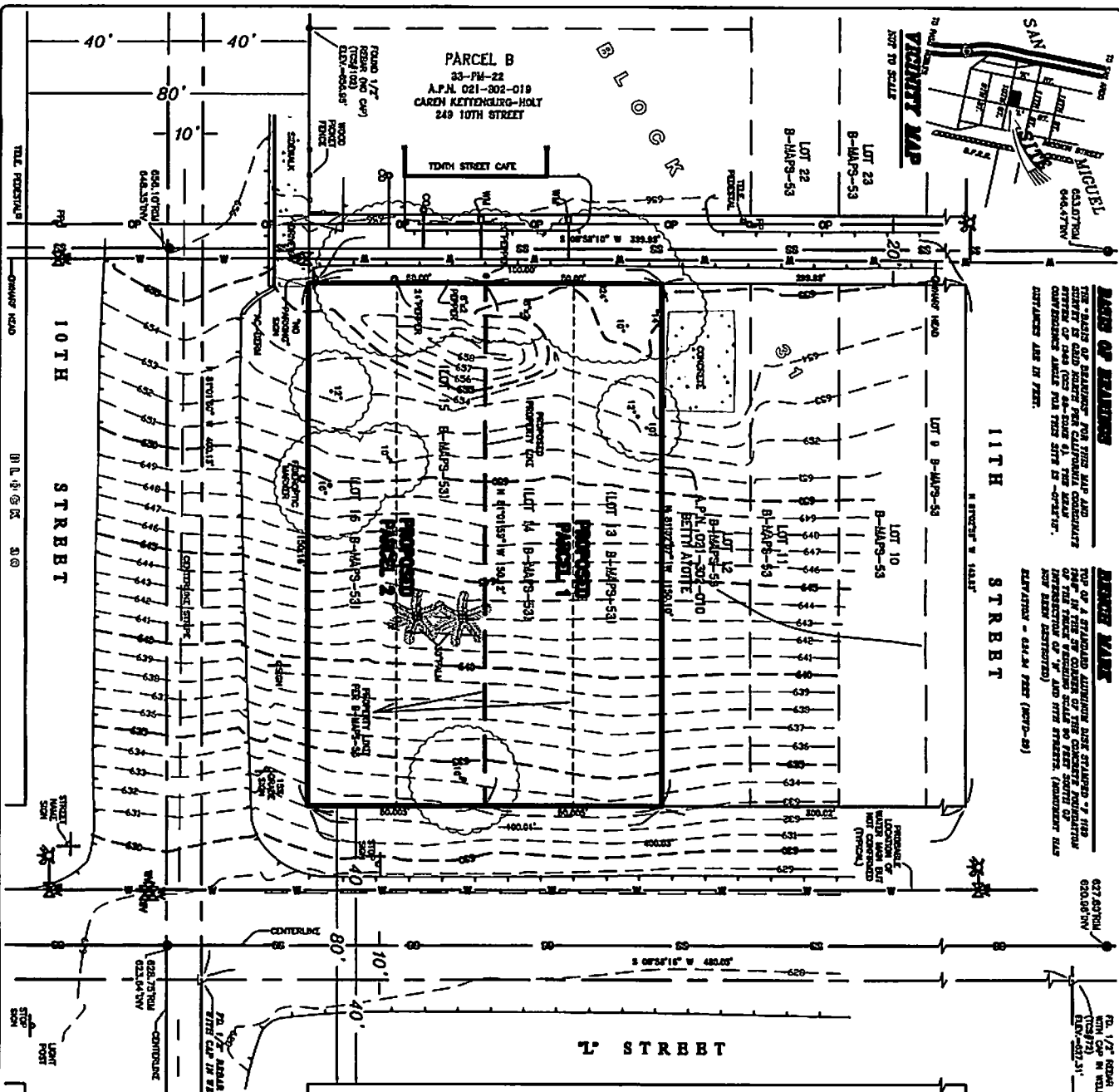
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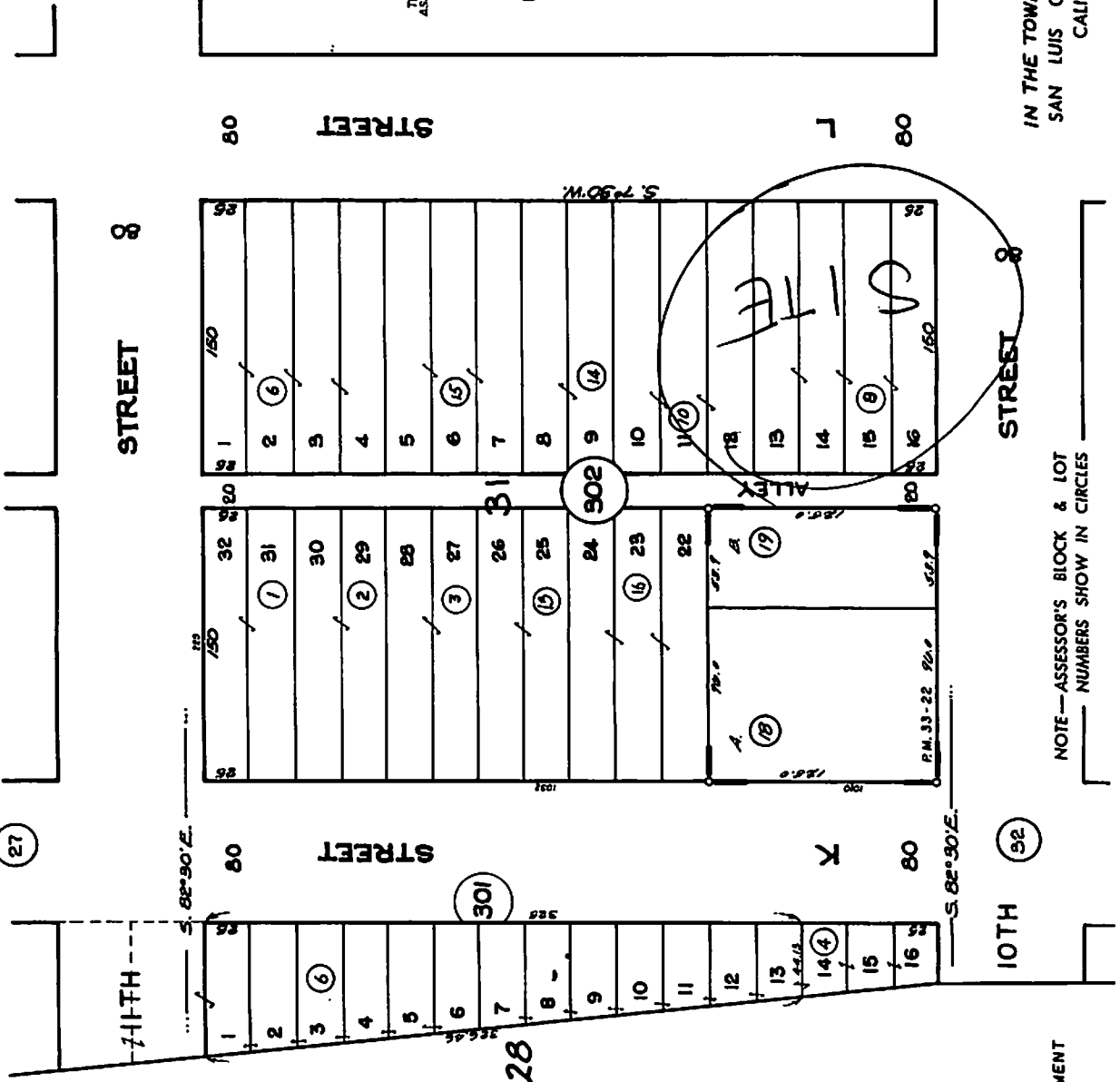


ERIC PANKER
 LICENSED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 4446
 EXPIRES 06/28/2010



027-02700
 020-02700
 (1/2" = 100'
 100'-00" = 100'-00"

TAX AREA CODE NO. 21-30



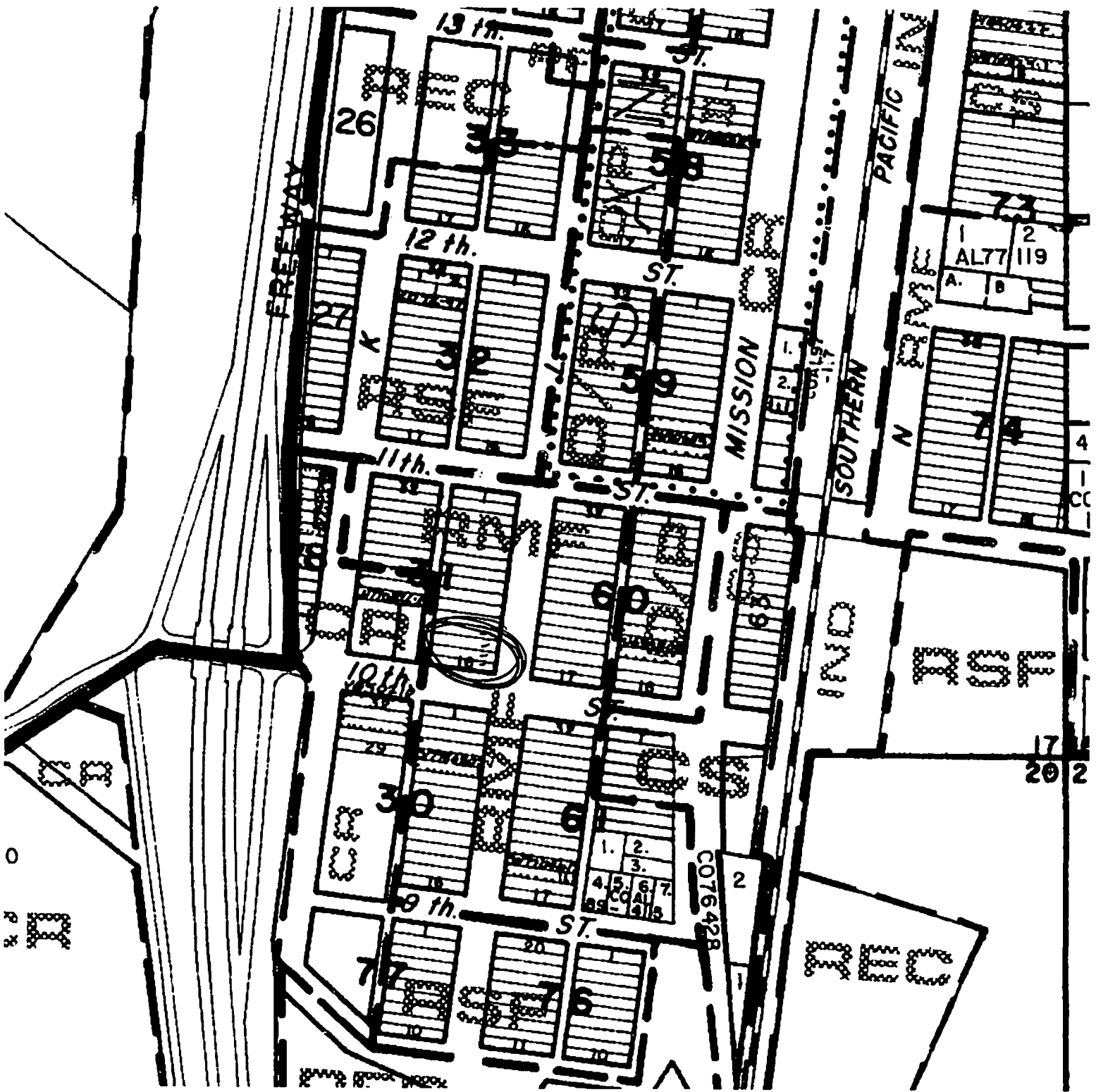
U. S. HIGHWAY NO. 101

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.

REV 4/27/01 5-90-25

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

IN THE TOWN OF SAN MIGUEL SAN LUIS OBISPO COUNTY CALIFORNIA





Parcel Summary Report For Parcel # 021-302-008

7/15/2010
11:31:57AM

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 COAST NATIONAL BANK
 ATTN LEAH PAULY 500 MARSH ST SLO CA 93401-3955

Address Information

Status Address
P 01010 L ST A-J SMIG

Lot Information:

<u>Tract / Townshp</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>
TNSMIG	0031	0013	San Miguel	Salinas	RMF			Y	LM	
TNSMIG	0031	0014	San Miguel	Salinas	RMF			Y	LM	
TNSMIG	0031	0015	San Miguel	Salinas	RMF			Y	LM	
TNSMIG	0031	0016	San Miguel	Salinas	RMF			Y	LM	

Parcel Information

Status Description

Active TN SAN MIG BL 31 LTS 13 TO 16 LESS 50% MR

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 021-302-008

7/15/2010
11:31:57AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2004-00028

EX1

Primary Parcel

Description:

2 APARTMENT BUILDINGS WITH 5 UNITS EACH WITH TOTAL 4 GARAGES AND 7 STORAGE SPACES

PMT2005-03660

AXT

Primary Parcel

Description:

10 UNIT APARTMENT COMPLEX (MUP DRC2004-00028) MAJOR GRADING PMT2005-03751)

PMT2005-03751

AXT

Primary Parcel

Description:

ENGINEERED FINISH GRADING FOR 10 UNIT APT PADS, DRAINAGE BASIN UNDRGROUND REVIEWED BY PUBLIC WORKS, & SEWER ONLY & 2,181 SITE WALLS & SHORING FOR PTN APPEARS TO BE REQUIRED (10 FT CUT NEAR PROPERTY LINE) T.ROBERTS,RCE/SOILS: NONE SUBMITTED. ALL DISABLED ACCESS WILL BE REVIEWED W/BLDGS(10-UNIT APT COMPLEX PMT2005-03660)

PRE2004-00154

MET

Primary Parcel

Description:

(4 LOTS) 25 BY 150.

SUB2010-00001

REC

Primary Parcel

Description:

PARCEL MAP FOR 2 PARCELS