



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/12/2010

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00040 CO 10-0109 STONE- Parcel map w/ CUP for a 4 unit airspace condo converted to a 4 lot PUD. Site located off Thomas Court off Main Street in Templeton. APN: 041-092-022, 023, 024 and 25.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 10/27/2010 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 _____

SUB2010-00040 CO10-0109 STONE JAMES L
Conc. Parcel Map w/ CUP
4 UNIT AIRSPACE CONDO CONVERTED TO A
4 LOT PUD.
SAL/ TEMP
RMF

GENERAL APPLIC

San Luis Obispo County Department of Planni

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Parcel Map
- Tract Map
- Receiving Site
- Condominium (new or conversion)
- Road Abandonment
- Road Name
- Reconsideration
- Cluster
- PUD
- Conditional Use Permit/Development Plan

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name JAMES STONE Daytime Phone 434-1111
 Mailing Address 46 THOMAS CT, TEMPLETON Zip CA 93465
 Email Address: _____

Applicant Name ADRIANA MARQUEZ Daytime Phone 712-5769
 Mailing Address 319 COOL VALLEY RD, PASO ROBLES, CA 93446
 Email Address: _____

Agent Name DAVE DIGNAM Daytime Phone 927-1585
 Mailing Address PO BOX 1186, CAMBRIA, CA Zip 93428
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 9290 SQ FT Assessor Parcel Number(s): 041-092-022, 023, 024, 025
 Legal Description: PARCEL CO 03-0069 SLO, MAP RECORDED 10-28-05, BOOK 65, PAGE 3
 Address of the project (if known): 46-46 THOMAS CT, TEMPLETON, CA 93465
 Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: MAIN ST, TEMPLETON, EAST ON GIBSON RD, SOUTH ON THOMAS CT.
 Describe current uses, existing structures, and other improvements and vegetation on the property: LANDSCAPED RESIDENTIAL

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): PUD WITH FOUR PARCELS 2200 - 2400 SQ FT 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 David C. Dignam Date 10-8-10

FOR STAFF USE ONLY

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

PUD / CLUSTER APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information: What is the proposed density or parcel size?: 9290 SQ. FT.
Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 9290 SQ FT
What will the property be used for after division: RESIDENTIAL PUD

Is the property part of a previous subdivision that you filed?: Yes No
If Yes, what was the map number: Tract No: _____ CO 03-0069 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 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: REMAINS THE SAME ACCESS FROM COUNTY MAINTAINED ROADS

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: RESIDENTIAL

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: TCS D
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: TCS D
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: TEMPLETON FIRE DEPT

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: CONVERSION OF CLOUDS TO PUD TO QUALIFY FOR FHA FUNDING

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 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):

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 mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits 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 of conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".

Planned Development / Condominium Information:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 3056 sq. feet 33 % Landscaping: 4553 sq. feet 49 %

Paving: 1681 sq. feet 18 % Other (specify) _____

Total area of all paving and structures: 4737 sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 7 Height of tallest structure: 25'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 30' Right 5 Left 5 Back 10

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 4 Number of bedrooms per unit: 2

Total floor area of all structures including upper stories, but not garages and carports: 3800 sq ft

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

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: LESS THAN 1 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 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/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: THOMAS CT, GIBSON ROAD

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? NONE
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?
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? _____ 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: _____
3. Where is the waste disposal storage in relation 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 SCHOOL DISTRICT
2. Location of nearest police station: 1 MILE
3. Location of nearest fire station: 1 MILE
4. Location of nearest public transit stop: 1 MILE
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 1 MILE feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: _____

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): _____

2. Will the development occur in phases? Yes No
If yes describe: _____
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*: _____

* 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: _____

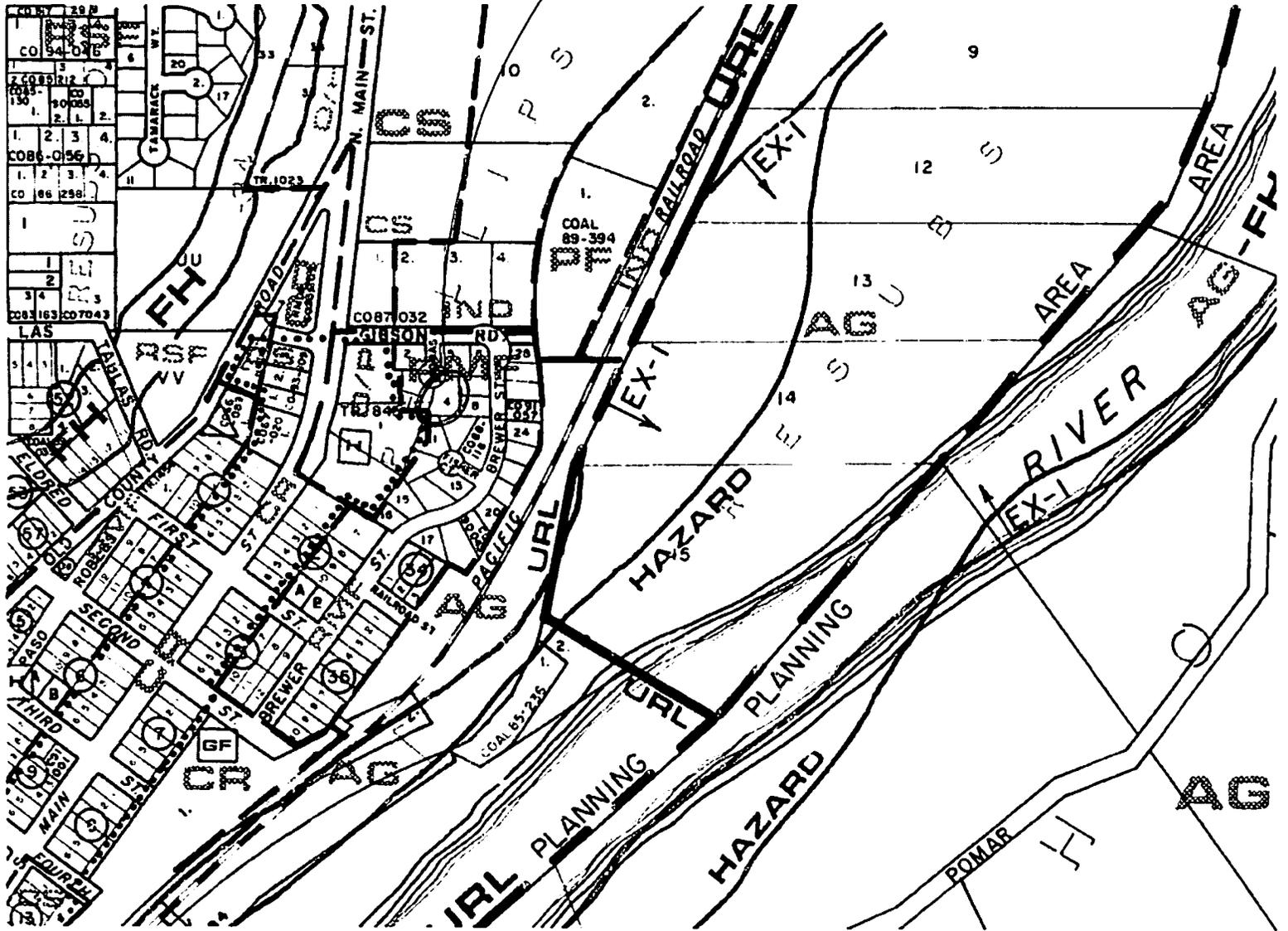
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

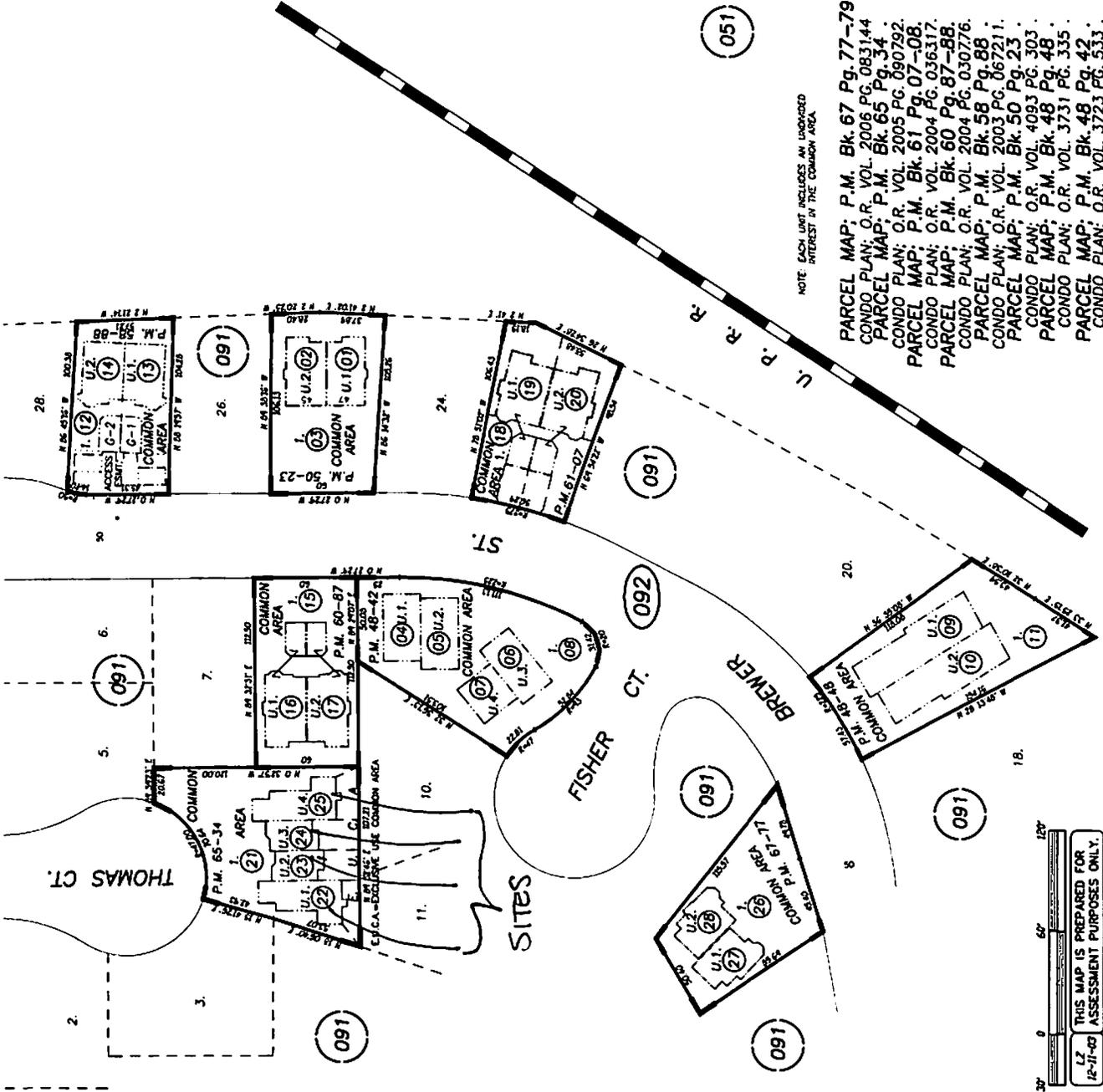
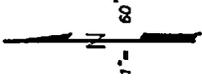
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

SITE





NOTE: EACH UNIT INCLUDES AN ASSIGNED INTEREST IN THE COMMON AREA

- PARCEL MAP: P.M. Bk. 67 Pg. 77-79
- CONDO PLAN: O.R. VOL. 2006 PG. 083144
- PARCEL MAP: P.M. Bk. 65 Pg. 34
- CONDO PLAN: O.R. VOL. 2005 PG. 090792
- PARCEL MAP: P.M. Bk. 61 Pg. 07-08
- CONDO PLAN: O.R. VOL. 2004 PG. 036317
- PARCEL MAP: P.M. Bk. 60 Pg. 87-88
- CONDO PLAN: O.R. VOL. 2004 PG. 030776
- PARCEL MAP: P.M. Bk. 58 Pg. 88
- CONDO PLAN: O.R. VOL. 2003 PG. 067211
- PARCEL MAP: P.M. Bk. 50 Pg. 23
- CONDO PLAN: O.R. VOL. 4093 PG. 303
- PARCEL MAP: P.M. Bk. 48 Pg. 48
- CONDO PLAN: O.R. VOL. 3731 PG. 335
- PARCEL MAP: P.M. Bk. 48 Pg. 42
- CONDO PLAN: O.R. VOL. 3723 PG. 533

17 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE
04-234	12-11-03
05-078	07-18-04
05-069	07-23-04
06-371	04-10-06
07-275	12-12-06



Parcel Summary Report For Parcel # 041-092-022

10/12/2010
9:12:39AM

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 STONE JAMES L
46 THOMAS CT TEMPLETON CA 93465-9502

Address Information

Status Address
00046 THOMAS CT TEMP

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>
CO03-	069	U1	Templeton	Salinas	RMF			Y	CD	

Parcel Information

Status Description
Active PM 65/34 UNIT 1 & PTN PAR 1

Notes

Tax Districts

TEMPLETON UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
TEMPLETON PUBLIC CEMETERY
NO. 05 ROAD-CO/SUPVR
TEMPLETON COMM. SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 041-092-022

10/12/2010
9:12:39AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2010-00040 REC Primary Parcel

Description:

4 UNIT AIRSPACE CONDO CONVERTED TO A 4 LOT PUD.

ZON2006-00822 APV Primary Parcel

Description:

YARD SERVICES, VIDEO PRODUCTION

ZON2008-00691 APV Primary Parcel

Description:

SERVICE BUSINESS, COMPUTER & INTERNET POOL SUPPLY

ZON2008-00710 APV Primary Parcel

Description:

SERVICE BUSINESS, SOFTWARE DEVELOPMENT

S020360Q RDD Related Parcel

Description:

CONVERT EXISTING 4 UNITS APT. TO CONDO