



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/4/2011

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00083 COAL 11-0024 BOTTs- Lot line adjustment between 2 parcels resulting in a .65 acre parcel and a 1.45 acre parcel. 2.2 acre site located off Old County Road and Eddy Street in Templeton. APN: 041-11-030 and 041-075-004.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

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>

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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 RANDY & SARAH BOTTS Daytime Phone 805-610-5764
 Mailing Address 316 OLD COUNTY ROAD, TEMPLETON Zip Code 93465
 Email Address: _____

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

Agent Name TRIAD/HOLMES ASSOCIATES Daytime Phone 805-544-8908
 Mailing Address 555 CHORRO ST. #A1, SAN LUIS OBISPO Zip Code 93405
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 2.2 +/- ACRES Assessor Parcel Number(s): 041-111-030 & 041-075-004
 Legal Description: LOT 15, BLOCK 57 AND BLOCK 56, A MAPS 37
 Address of the project (if known): 316 OLD COUNTY ROAD AND 350 EDDY STREET, TEMPLETON, 93465
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
LOT 15 IS DEVELOPED WITH A SINGLE FAMILY RESIDENCE. BLOCK 56 VACANT

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): _____
REDUCE BLOCK 56 FROM 2.0 ACRES TO 0.65 ACRES+/-, WHICH INCREASES LOT 15 TO 1.45 ACRES+/-

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 Randy M. Botts, Sarah C. Botts Date 4-28-11

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 _____

Project Information:

What is the proposed density or parcel size?: 1.45 AC+/- AND 0.65 AC+/-

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 7,542 S.F.+/- & 2.0 AC+/-

What will the property be used for after division: SAME - (SINGLE FAMILY RESIDENTIAL)

Is the property part of a previous subdivision that you filed? Yes No (TENT. MAP APP. WITHDRAWN)

If Yes, what was the map number: Tract No: _____ CO 05-014 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 DOC: 2003-017804

Building permits or other approval? Yes No PMT2005-03373

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: NO CHANGE

EXISTING AND PROPOSED ACCESS IS FROM OLD COUNTY ROAD AND EDDY STREET

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

North: RFS; VACANT

South: RFS; SINGLE FAMILY RESIDENCES

East: RSF; SINGLE FAMILY RESIDENCES

West: RSF; SINGLE FAMILY RESIDENCES

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

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

Do you have a valid will-serve letter? N/A 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: TEMPLETON CSD

Do you have a valid will-serve letter? N/A Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: TEMPLETON 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 _____

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

How are you proposing to meet the requirements of the Quimby Ordinance: N/A - NO LAND DIVISION PROPOSED

- 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".

FOR ADDITIONAL SITE INFORMATION, SEE ENVIRONMENTAL DETERMINATION (ED09-084) PREPARED FOR THE TENTATIVE MAP FOR THE PREVIOUSLY PROPOSED SUBDIVISION OF THIS PROPERTY (CO-05-0014/SUB2007-00221).
 NOTE: THE NEG DEC PROPOSES MITIGATION MEASURES FOR INCREASED DENSITY ASSOCIATED WITH THE PREVIOUSLY PROPOSED SUBDIVISION. DENSITY IS NOT INCREASED WITH THIS LOT LINE ADJUSTMENT.

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:

- 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: 0.99 acres
 Moderate slopes of 10-30%: 0.95 acres
 Steep slopes over 30%: 0.26 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
 If yes, please describe: TOAD CREEK - USGS BLUE LINE STREAM
3. Are there any flooding problems on the site or in the surrounding area? Yes No
 If yes, please describe: PORTIONS WITHIN FEMA FLOOD ZONE
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 ON LOT 15
6. Has a grading plan been prepared? Yes No
 If yes, please include with application. N/A FOR LOT 15, REQ'D FOR FUTURE DEVELOPEMENT OF BLOCK 56
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: OLD COUNTY ROAD AND EDDY STREET

Solid Waste Information N/A

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 N/A

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information N/A

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 N/A

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) 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): _____
THE COUNTY TRAILS PLAN SHOWS A TRAIL ALONG TOAD CREEK
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: BLOCK 56 IS VACANT AND IS EXPECTED TO BE DEVELOPED WITH A SINGLE FAMILY RESIDENCE IN THE FUTURE.
4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information N/A

- 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: DENSITY IS NOT INCREASED AND NO IMPACTS ARE ASSOCIATED WITH CHANGING THE LOCATION OF THE LOT LINES. BY REDUCING THE SIZE OF BLOCK 56, SIDE YARD SETBACK REQUIREMENTS WILL BE REDUCED WHICH ALLOWS DEVELOPMENT FURTHER AWAY FROM TOAD CREEK.
- 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: SEE BIOLOGICAL REPORT
- 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): NEG DEC ED09-084

Other Related Permits

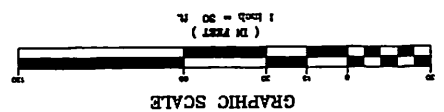
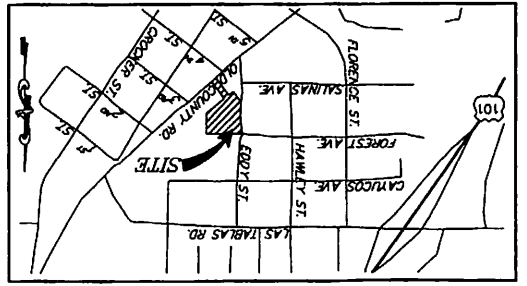
- 1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): NONE

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

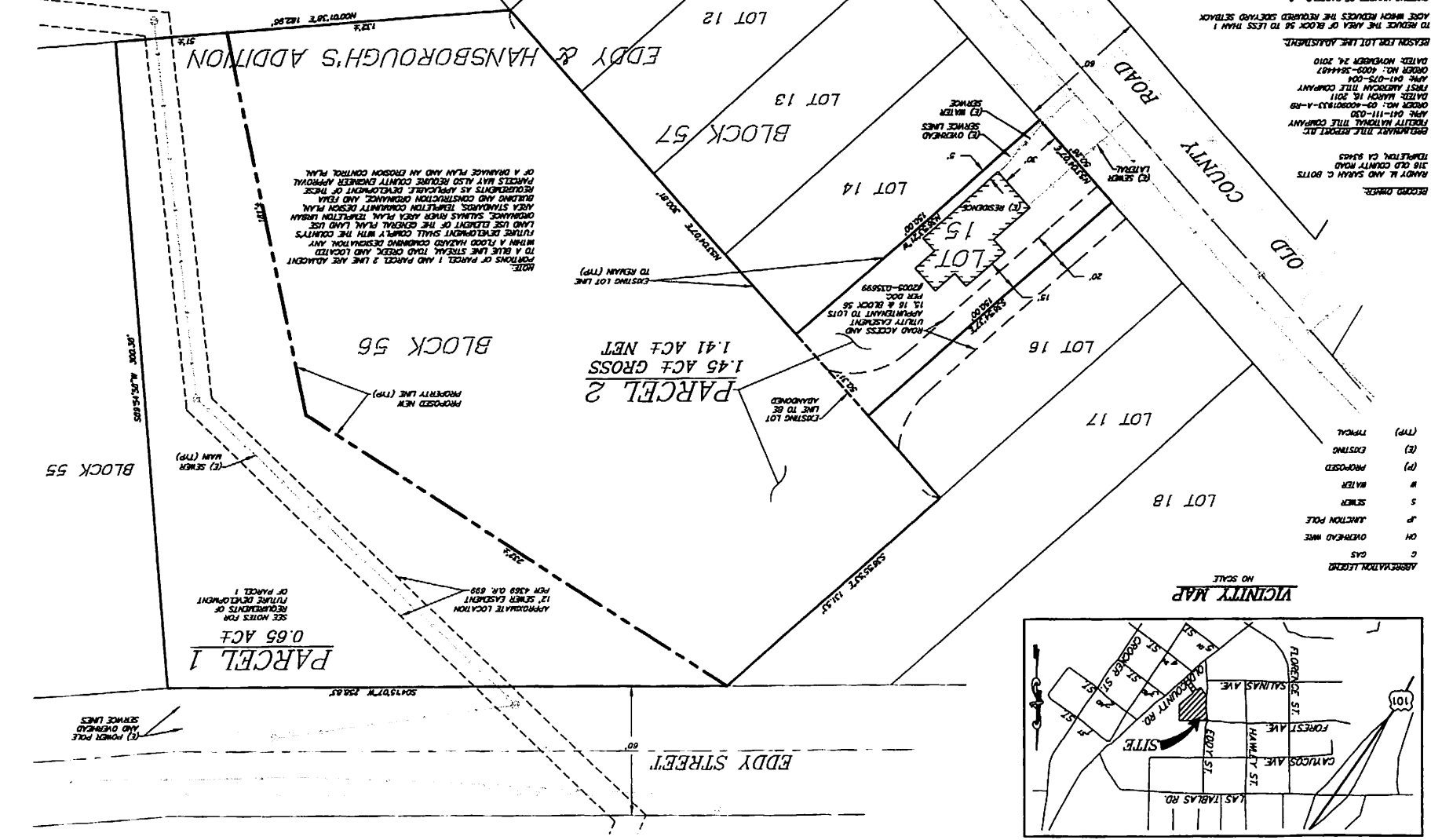
NOTE:
 BEYOND DISTANCES AND AREA SHOWN HEREON ARE PER UNRECORDED
 SURVEY BY MCGRAW HILL SURVEYS, DATED OCTOBER 6, 2004, JOB # 1-144.
 ALL OF BLOCK 56 OF EDDY AND HANSBROUGH'S ADDITION TO THE TOWN OF
 TEMPLETON, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, IS
 AREA = 2.04 ACRES GROSS
 AREA = 7,542 S.F. GROSS
 APN: 041-075-004
 ALL OF BLOCK 57 OF EDDY AND HANSBROUGH'S ADDITION TO THE TOWN OF
 TEMPLETON, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO
 MAP RECORDED APRIL 10, 1988 IN BOOK A, PAGE 37A OF MAPS
 AND RECORDED APRIL 10, 1988 IN BOOK A, PAGE 37A OF MAPS, SAID PARCEL IS
 AS SET FORTH IN THAT CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 24, 2003
 AS INSTRUMENT NO. 2003-01704 OF OFFICIAL RECORDS.
 AREA = 7,542 S.F. GROSS
 APN: 041-111-030
 LOT 15 OF BLOCK 57 OF EDDY AND HANSBROUGH'S ADDITION TO THE TOWN OF
 TEMPLETON, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO
 MAP RECORDED APRIL 10, 1988 IN BOOK A, PAGE 37A OF MAPS, SAID PARCEL IS
 AS SET FORTH IN THAT CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 24, 2003
 AS INSTRUMENT NO. 2003-01704 OF OFFICIAL RECORDS.
 AREA = 7,542 S.F. GROSS
 APN: 041-111-030

EXISTING LOT LEGAL DESCRIPTIONS:
 PROPOSED NUMBER OF PARCELS: 2
 TO REDUCE THE AREA OF BLOCK 56 TO LESS THAN 1
 REASON FOR LOT LINE ADJUSTMENT:
 DATED: MARCH 24, 2010
 ORDER NO.: 400-38447
 APN: 041-075-004
 FIRST HANSBROUGH TITLE COMPANY
 DATED: MARCH 16, 2011
 ORDER NO.: 02-4000133-A-10
 APN: 041-111-030
 REALTY NATIONAL TITLE COMPANY
 PREPARED THE REPORT BY
 HARRY H. AND SARA C. BOTT
 TEMPLETON, CA 93456
 RECORD NUMBER:

- ABBREVIATION LEGEND
- C GAS
 - OH OVERHEAD WIRE
 - J JUNCTION POLE
 - S SEMINAR
 - # WATER
 - PROPOSED
 - (P) PROPOSED
 - (E) EXISTING
 - (TYP) TYPICAL



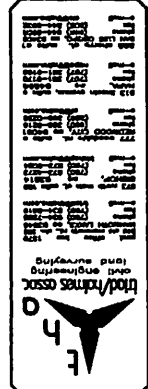
PREPARED BY OR UNDER THE SUPERVISION OF:
 CRISTH E. FRY - LS 8336
 DATE: 04/28/11
 DRAWN: CF/RW
 SCALE: 11.00/50.2
 SHEET: 11.00/50.2/1A



NOTE:
 PORTIONS OF PARCELS 1 AND PARCEL 2 LINE ARE ADJACENT
 TO A BLUE LINE STREAM TYPED CREEK AND LOCATED
 WITHIN A FLOOD HAZARD ZONING DESIGNATION ANY
 FUTURE DEVELOPMENT SHALL COMPLY WITH THE COUNTY'S
 ORDINANCE SALINAS RIVER AREA PLAN, TEMPLETON URBAN
 ORGANIC SALINAS RIVER AREA PLAN, TEMPLETON URBAN
 DESIGN AND CONSTRUCTION ORDINANCE, AND TYPICAL
 REQUIREMENTS AS APPLICABLE. DEVELOPMENT OF THESE
 PARCELS MAY ALSO REQUIRE COUNTY ENGINEER APPROVAL
 OF A DRAINAGE PLAN AND AN EROSION CONTROL PLAN.

SEE NOTES FOR
 FUTURE DEVELOPMENT
 REQUIREMENTS OF
 PARCEL 1
 APPROXIMATE LOCATION
 12" SEMINAR LAYOUT
 FROM 4388 OR 898

DATE	04/28/11
DRAWN	CF/RW
SCALE	11.00/50.2
SHEET	11.00/50.2/1A

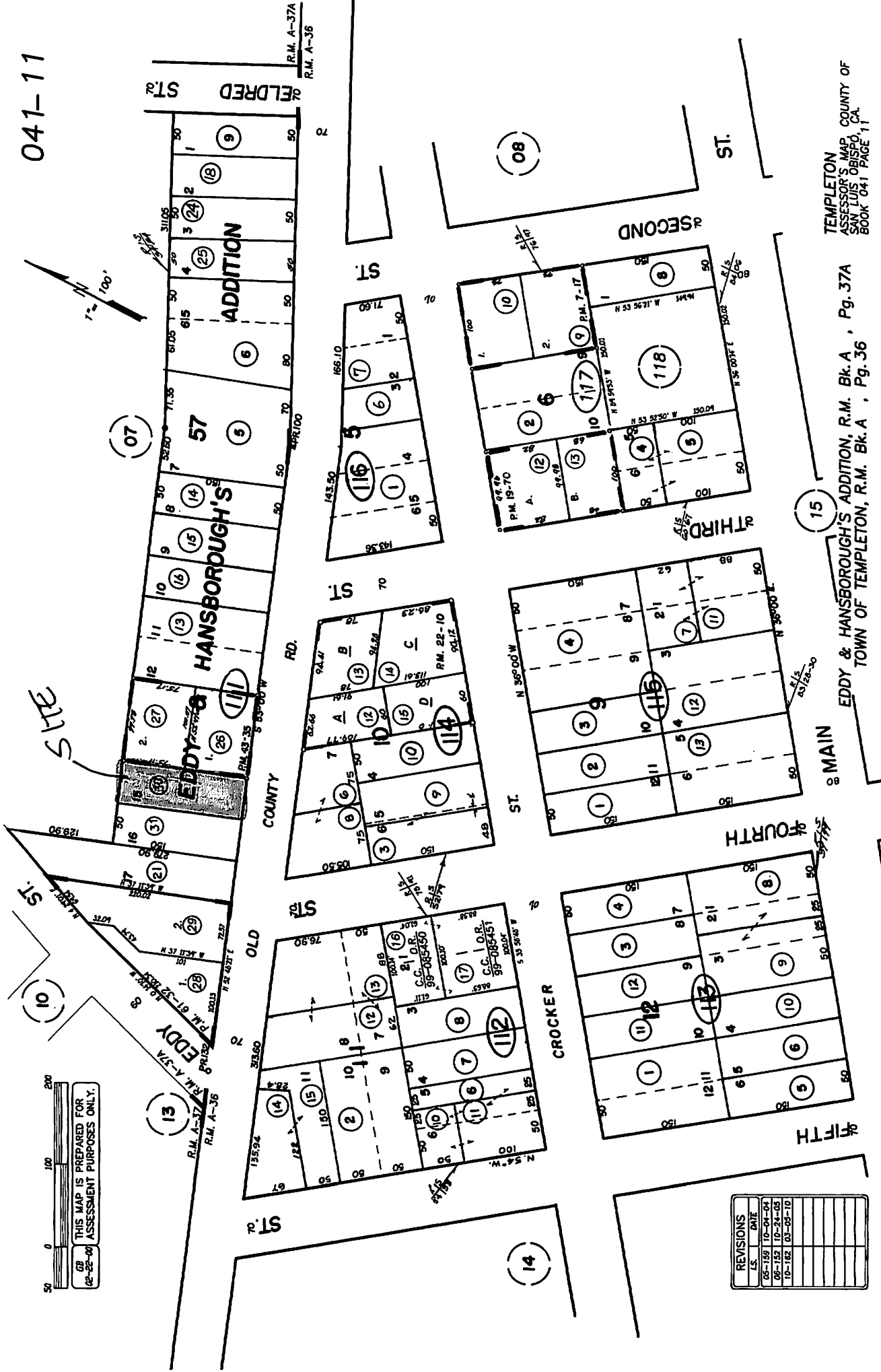


LOT LINE ADJUSTMENT EXHIBIT
 COAL 11-0024
 APNS: 041-111-030 & 041-075-004

041-11



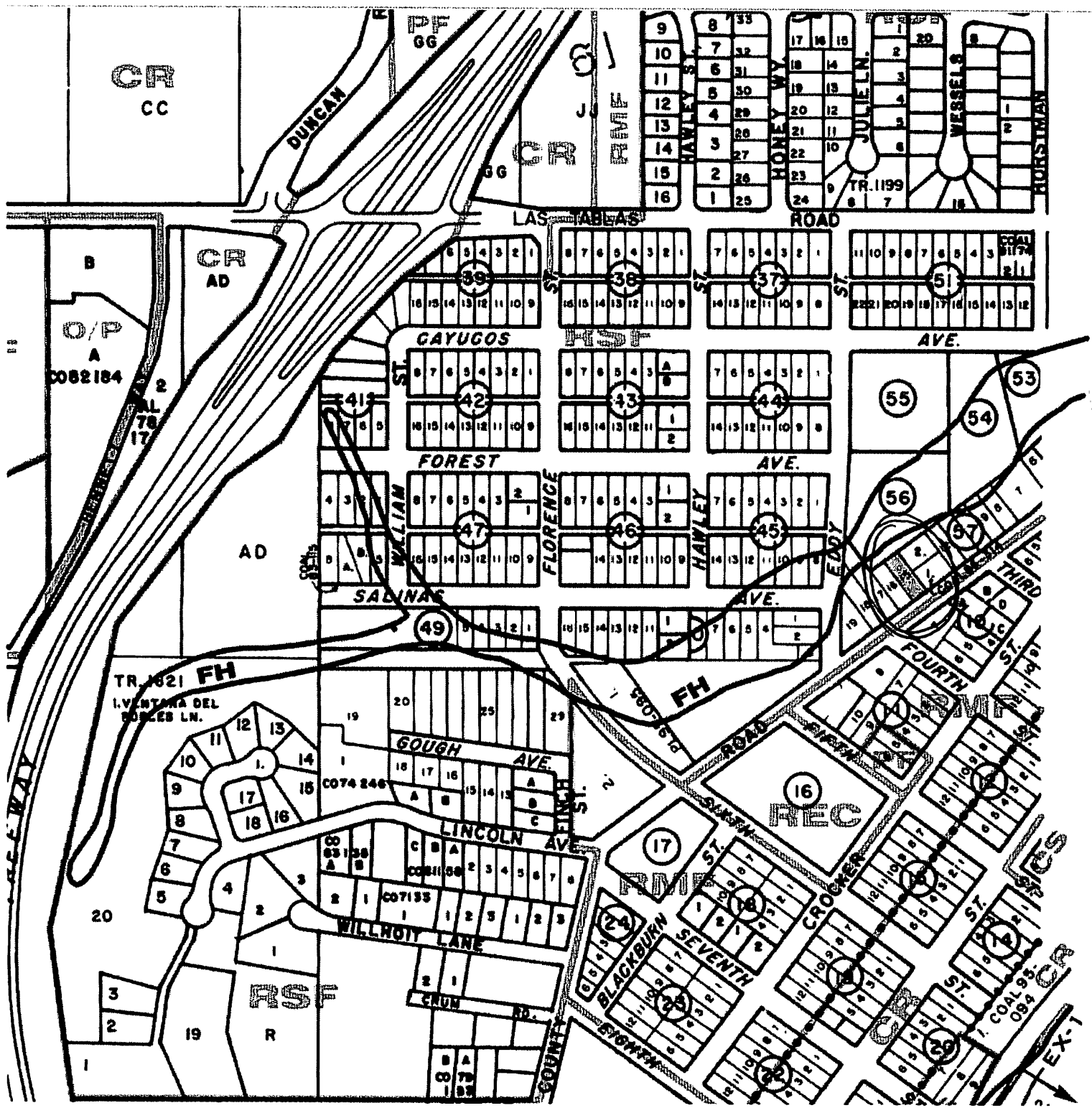
0 100 200
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.



REVISIONS	LS.	DATE
	05-159	10-04-04
	06-152	10-24-05
	10-182	03-05-10

TEMPLETON
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 041 PAGE 11

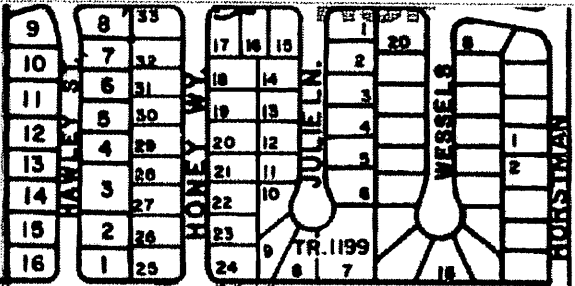
EDDY & HANSEBROUGH'S ADDITION, R.M. Bk. A , Pg. 37A
 TOWN OF TEMPLETON, R.M. Bk. A , Pg. 36



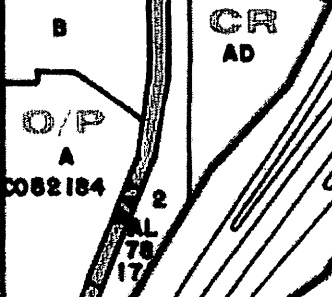
CR
CC

DUNCAN

CR
HMF



LAS TABLAS ROAD

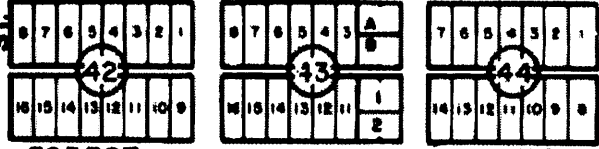


CR
AD



GAYUGOS ST

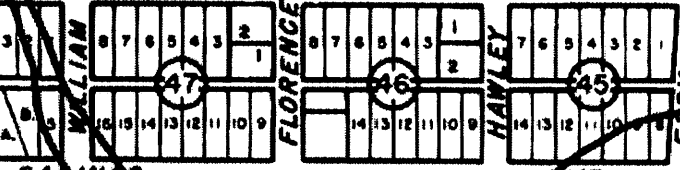
FOREST AVE



FOREST AVE

SABINAS AVE

AD



WILLIAM ST

FLORENCE ST

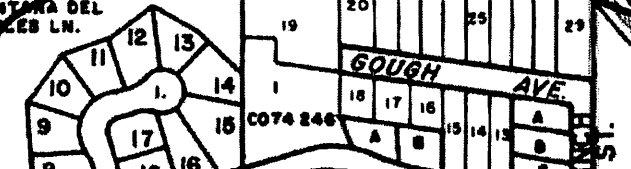
HAWLEY ST



SABINAS AVE

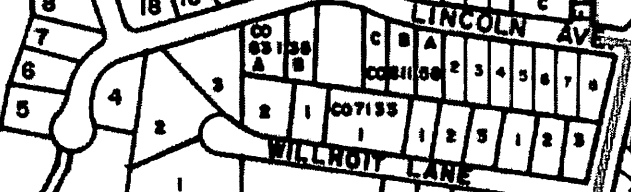
FH

TR. 1621 FH
I. VENTANA DEL
BORDES LN.



GOUGH AVE

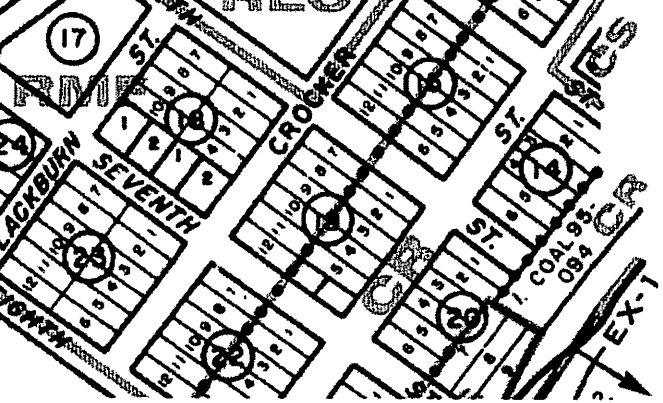
LINCOLN AVE



WILLHOY LANE

RST
R

CRUM RD.



REC

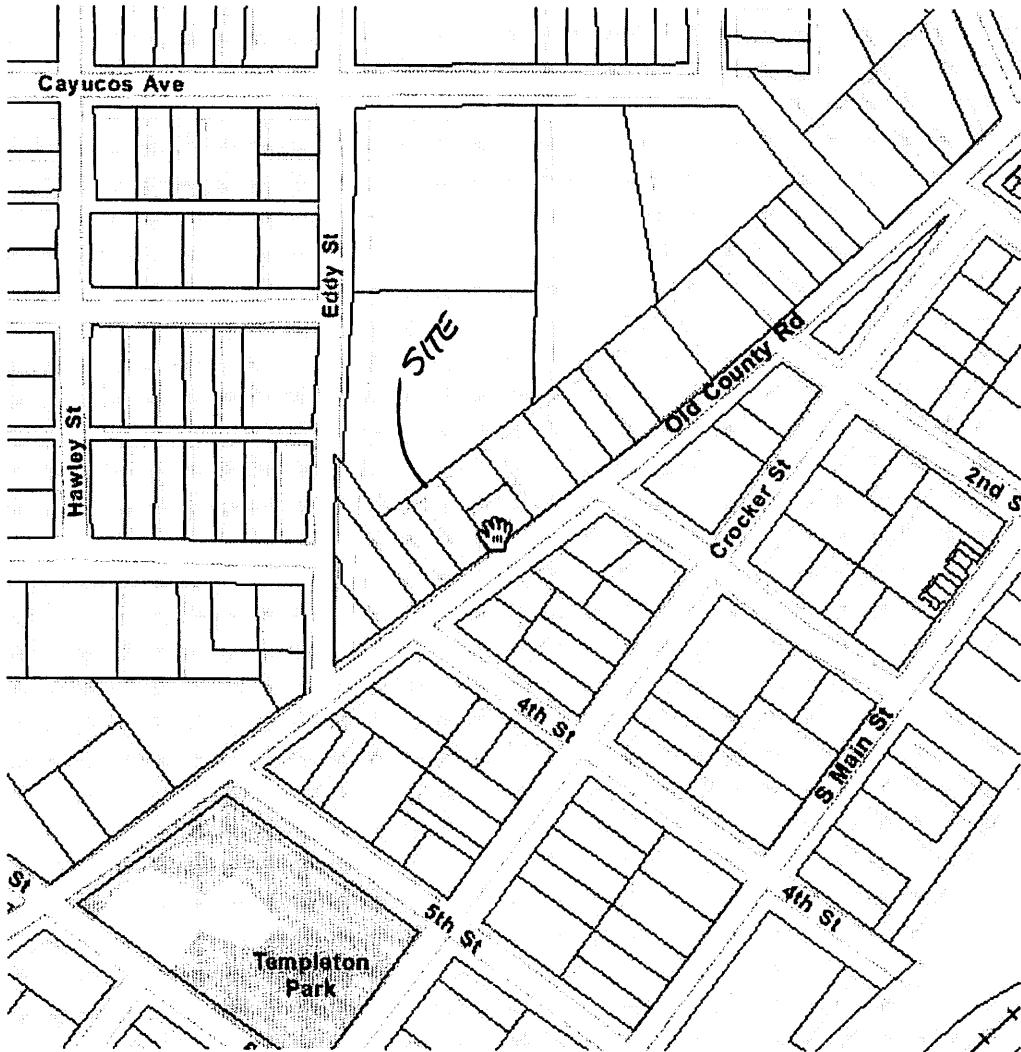
BLACKBURN ST

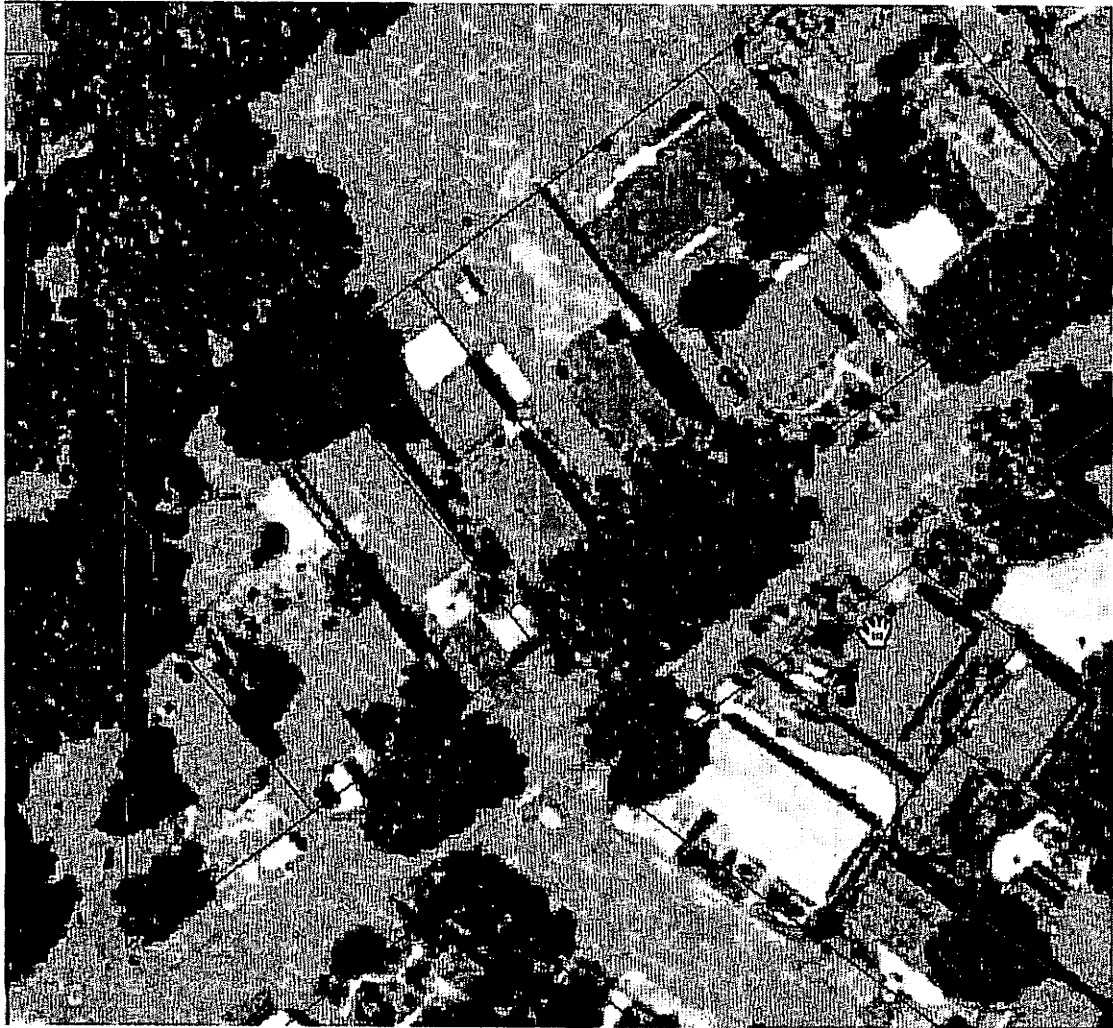
SEVENTH ST

CROCKER ST

COAL ST

EX-1







Parcel Summary Report For Parcel # 041-111-030

4/28/2011
2:03:18PM

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 BOTTS RANDY M
 316 OLD COUNTY RD TEMPLETON CA 93465-9589
OWN BOTTS SARAH C

Address Information

<u>Status</u>	<u>Address</u>
P	00316 OLD COUNTY RD TEMP

Lot Information:

<u>Tract / Township</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>
APV.C03-	048	0001						N		

Lot Information:

<u>Tract / Township</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>
EDYHNSBO	0057	0015	Templeton	Salinas	RSF			Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN TEMP EDY & HNSBRO ADD BL 57 LT 15

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 041-111-030

4/28/2011
2:03:18PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

TEMPLETON COMM. SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

PMT2005-03373 FNL Primary Parcel

Description:

SFD (2046 S.F.) W/ATT GARAGE (474 S.F.)

PRE2010-00020 REC Primary Parcel

Description:

2.01 ACRES IN TEMPLETON

SUB2010-00083 REC Primary Parcel

Description:

LLA BETWEEN TWO PARCELS, ADJUST 2 ACRES DOWN TO .65 ACRES AND INCREASE 1 LOT TO 1.45 ACRES.

S020275C RDD Related Parcel

Description:

PROP 2 CERT OF COMP