SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/14/2013

TO: _____

FROM: Xzandrea Fowler (805-781-1172 or xfowler@co.slo.ca.us) North County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00034 COAL13-0073 FETYKO – Proposed parcel map for a 3-lot subdivision creating one 10,085 sf parcel, one 6,727 sf parcel, and one 7,106 sf parcel. 23,917 sq ft/.55 ac parcel site located at 2523 Shoreline Rd, Bradley. APN: 012-261-087.

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

SUB2013-00034 COAL13-0073 FETYKO D ANDRE
Parcel Map
PARCEL MAP-EXISTING=23,917 SQ FT/.55 AC
PARCEL 1= 10,085 SQ FT/ PARCEL 2 = 6,727
NACI/ OAKS
GS RSF

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 D. ANDREW FETYKO Daytime Phone (805) 550-1259
Mailing Address P.O. BOX 422, SAN LUIS OBISPO, CA. Zip Code 93406-0422
Email Address: DAFINVEST@NETSCAPE.NET

☐ Applicant Name SAME AS ABOVE Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name SKIP TOUCHON Daytime Phone 434-1834 X 302
Mailing Address P.O. BOX 777, TEMPLETON, CA. Zip Code 93465
Email Address: STOUCHON@TWINCITIESSURVEY.COM

PROPERTY INFORMATION

Total Size of Site: 23,917 SQ. FT/ 1.82 AC. Assessor Parcel Number(s): 012-261-087
Legal Description: VOLUNTARY MERGER PER DOCUMENT NO. 1995-041479
Address of the project (if known): 2523 SHORELINE ROAD, BRADLEY, CA. 93426
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SHORELINE DRIVE PROVIDES DIRECT ACCESS. THEN OAK SHORES DR., LYNCH CANYON RD. TO INTERLAKE RD. (G14), LAKE RD. TO PASO ROBLES.
Describe current uses, existing structures, and other improvements and vegetation on the property:
THERE IS A HOUSE WITH AN ADDITIONAL GARAGE ATTACHED.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): EXISTING = 23,917 SQ. FT/ .55 AC.
PARCEL 1= 10,085 S.F. / PARCEL 2= 6,727 S.F. / PARCEL 3= 7,106 S.F.

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 Date 11-01-2013

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?: 10,086 SQ. FT. / 6,727 SQ. FT. / 7,106 SQ. FT.
Number of existing lots, parcels or certificates: 1 LOT Existing parcel sizes: 23,917 SQ. FT./0.55 AC.
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 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: EACH PARCEL FRONTS ON SHORELINE ROAD, OAK SHORES. PAVED ROADS TO EXISTING DRIVEWAYS ON PROPERTY.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: RESIDENTIAL-COMMON AREA 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: OAK SHORES 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: OAK SHORES 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: CDF STATION 33

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:

☐ 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):

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 _____

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: .08 acres
   Moderate slopes of 10-30%: .43 acres
   Steep slopes over 30%: .04 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: EXISTING HOME SITE
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? TWO
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: SERVING EXISTING HOME
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? _____ 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: 25.50' Location of connection: SHORELINE ROAD
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: SAN MIGUEL
2. Location of nearest police station: PASO ROBLES POLICE STATION
3. Location of nearest fire station: CAL FIRE SLU (S.L.O.) - STATION 33
4. Location of nearest public transit stop: SPRING STREET / 24 TH STREET, PASO ROBLES
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

1. Please describe the historic use of the property: RESIDENTIAL LOTS OF TRACT 381 (ORIGNALLY LOTS 67,68, & 69)
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 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): NONE
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: OAK SHORES HOMEOWNERS ASSOCIATION

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: N/A FOR PARCEL MAP

*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):

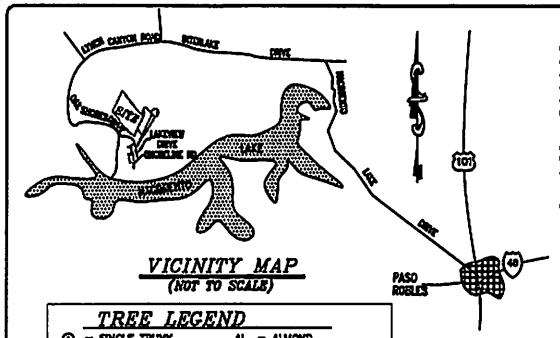
Other Related Permits

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

   (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.)

TENTATIVE PARCEL MAP COAL 13-0073

BEING A SUBDIVISION OF A VOLUNTARY MERGER PER DOCUMENT NO. 1995-041470 OF LOTS 67,68, AND 69, OF TRACT 381 AS FILED IN BOOK 8, PAGE 5, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



VICINITY MAP
(NOT TO SCALE)

PROPERTY INFORMATION
2523 SHORELINE ROAD
BRADLEY, CA 93426
APN 012-261-087
D. ANDREW FETTED
(805) 550-1259

ZONING
GS - GEOLOGIC STUDY AREA
RSF - RESIDENTIAL SINGLE FAMILY

RECORD MAPS
R = 8/MB/5
R1 = 25/LS/77
R2 = VM OR 1995-041470

LEGEND
- = FD MONUMENT AS NOTED
- FH = FIRE HYDRANT
- S = SEWER MANHOLE
- SSCO = SEWER CLEANOUT
- WV = WATER VALVE
- -SS- = SEWER MAIN

BASIS OF BEARINGS
THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1927 (CCS 27-ZONE 5). THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS -0°48'00.86".

MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.000076044609.

BENCH MARK
TOP OF A FOUND RR SPIKE FLUSH WITH TREE ON SOUTHERLY RIGHT-OF-WAY OF DEER TRAIL CT. WEST BEHIND FIRE HYDRANT. ACCEPTED AS A22 RR SPIKE IN 22" OAK (24" OAK) PER CENTRAL COAST ENGINEERING AS-BUILT PLANS.

ELEVATION = 981.50 FEET (NGVD 1929)

TBM = TOP OF A FOUND 1/2" REBAR, NO CAP (TCS#113)
AS INDICATED ON MAP
ELEVATION = 984.83 FEET

NOTES
1. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
2. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
3. TITLE REPORT INFORMATION
   TITLE COMPANY: FIRST AMERICAN TITLE COMPANY
   ESCROW OFFICER: LISA IROT
   ORDER #: 4001-4442063 (LI)
   DATE: JULY 02, 2013
4. FIELD SURVEY PERFORMED: JULY 2013

OWNER'S STATEMENT
I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Wm. E. Touchon

WM. E. TOUCHON PLS 4845 DATE

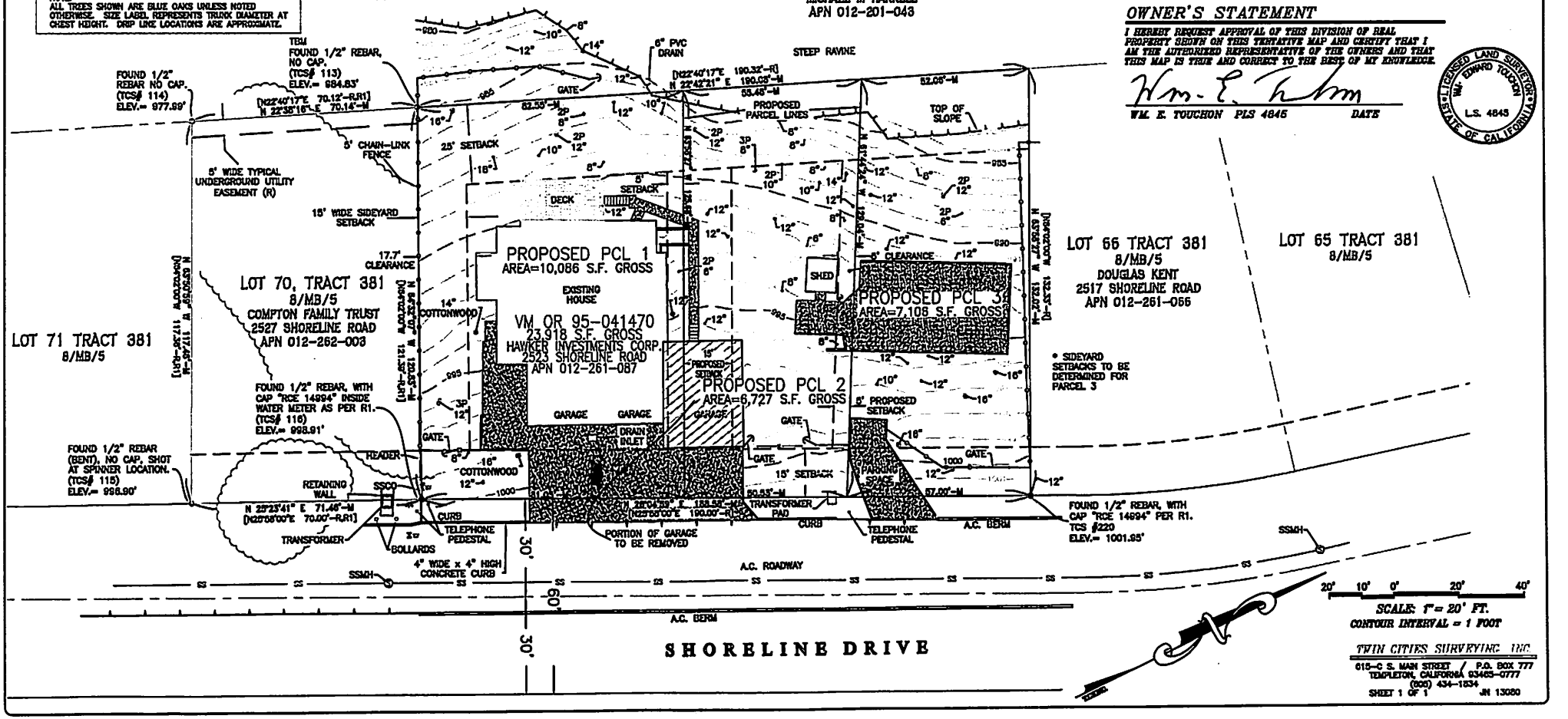
LICENSED LAND SURVEYOR WM. EDWARD TOUCHON L.S. 4845 STATE OF CALIFORNIA

TREE LEGEND
- ⊙ = SINGLE TRUNK
- ⊛ = MULTIPLE TRUNK
- 12" = TRUNK SIZE LABEL
- 2P = 2 PRONG
- 3P = 3 PRONG
- AL = ALMOND
- TREE = UNIDENTIFIED TYPE
- LO = LIVE OAK
- WO = WHITE OAK

NOTE:
ALL TREES SHOWN ARE BLUE OAKS UNLESS NOTED OTHERWISE. SIZE LABEL REPRESENTS TRUNK DIAMETER AT CHEST HEIGHT. DRIP LINE LOCATIONS ARE APPROXIMATE.

* SIDEYARDS SHALL BE A TOTAL OF 20' WITH A MINIMUM OF 5' ON ONE SIDE. (R)

COMMON AREA
PER C.C. 2000-073073
MICHAEL M HARRELL
APN 012-201-043

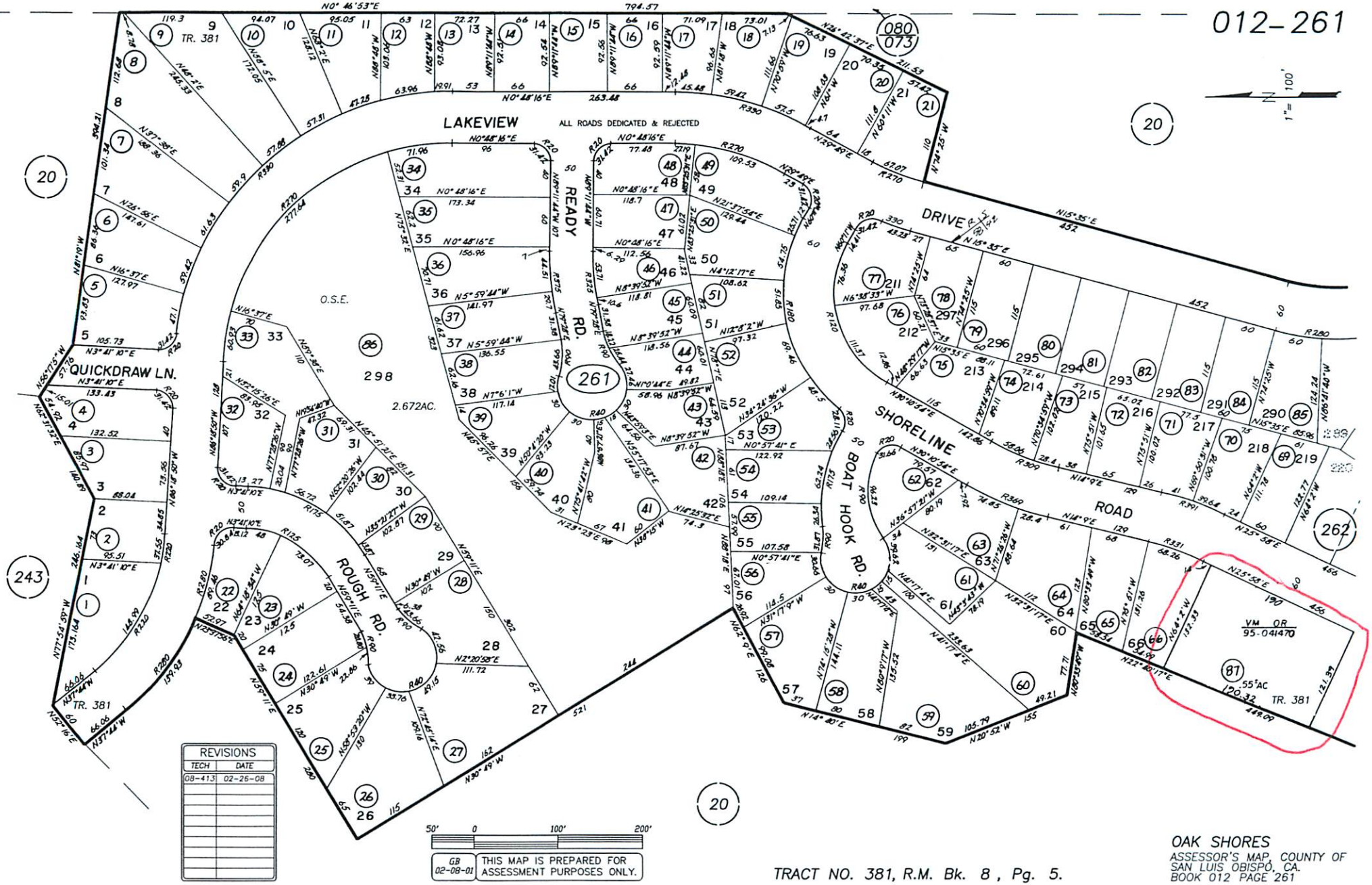


20' 10' 0' 20' 40'

SCALE: 1" = 20' FT.
CONTOUR INTERVAL = 1 FOOT

TWIN CITIES SURVEYING INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1534

SHEET 1 OF 1 JN 13080



TRACT NO. 381, R.M. Bk. 8, Pg. 5.

OAK SHORES
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 012 PAGE 261

Nacimiento
Planning Area
OS
Oak Shores VRL
Oak Shores VRL
SHORELINE RD
RSF
OS
LAKEVIEW DR
PINE RIDGE RD
UNNAMED RD
50 m
100 ft
POWERED BY esri

Parcel Summary Report For Parcel # 012-261-087

11/4/2013
5:04:37PM

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	FETYKO D ANDREW PO BOX 422 SLO CA 93406-0422

Address Information

Status	Address
P	02523 SHORELINE RD OAKS

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
M95-	001	0001	Oak Shores	Nacimento	RSF	GS		Y	CD	

Parcel Information

Status	Description
Active	TR 381 LT 67,68 & 69

Notes

Tax Districts

SAN MIGUEL
PASO ROBLES JT(27,40) (SB1537)
SAN LUIS OBISPO JT(27,40)
SAN MIGUEL
NO. 01
AREA NO. 07
AREA NO. 07, ZONE A
AREA NO. 21

Parcel Summary Report For Parcel # 012-261-087

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:	
S950023V	RDD	Primary Parcel

Description:
PROP 3 TO 1 MERGER

SUB2013-00034	REC	Primary Parcel

Description:
PARCEL MAP-EXISTING=23,917 SQ FT/.55 AC
PARCEL 1= 10,085 SQ FT/ PARCEL 2 = 6,727 SQ FT/PARCEL 3=7,106 SQ FT.