



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2014

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00014 CO14-0031 MCELMURY – Proposed parcel map to split one parcel of 1.26 acres into three parcels of 0.48, 0.33, and 0.45 acres respectively. Site location is 749 Gough Ave, Templeton. APN: 041-131-039

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name SCOTT & ELAINE MCELMURY Daytime Phone 434-0409
 Mailing Address 749 GOUGH AVE, TEMPLETON Zip Code 93465
 Email Address: emcelmury@att.net

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

Agent Name NONE Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 1.26 AC Assessor Parcel Number(s): 041-131-039
 Legal Description: PARCEL 1 OF PARCEL MAP NO. CO-74-246
 Address of the project (if known): 749 GOUGH AVE, TEMPLETON
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101N, RIGHT ON VINEYARD DR., LEFT ON OLD COUNTY RD., LEFT ON LINCOLN. PROPERTY ON RIGHT SIDE
 Describe current uses, existing structures, and other improvements and vegetation on the property: SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): EXISTING 1.26 AC LOT SPLIT INTO 3 PARCELS. PARCEL 1 (EXISTING) HOUSE, PARCEL 2 (NEW, NO STRUCTURES), PARCEL 3 (EXISTING GARAGE)

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 Scott McElmury Date Aug 19, 2014
Elaine McElmury Aug 19, 2014

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?: 3 LOTS 0.48/0.33/0.45 AC

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 1.26 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: 17857 CO 06-0101 COAL SUB 2005 00279-MCELHURRY

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: PARCEL 1 FROM GOUGH (EXISTING)
PARCEL 2 FROM LINCOLN (NEW) PARCEL 3 FROM LINCOLN (EXISTING)

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: TCSD

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: TCSD

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

Fire Agency: List the agency responsible for fire protection: TCSD

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 21.03.020 } SEE SUPPLEMENTAL STATEMENT
22.54.030 }

Quimby Ordinance (Section 21.09.010, et seq., of Title 21): *NO NEW CONSTRUCTION*

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: 1.0 acres
Moderate slopes of 10-30%: 0.26 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: LINCOLN AVE, TEMPLETON

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? NONE
4. How many service connections will be required? 1 EXISTING, NO NEW AT THIS TIME
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: SEE #4 ABOVE
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: NA

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: NO NEW CONNECTIONS AT THIS TIME

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? NONE
- 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 UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: 356 N. MAIN ST., TEMPLETON
- 3. Location of nearest fire station: 206 5th ST., TEMPLETON
- 4. Location of nearest public transit stop: LASTAGLAS AND BENNETT WAY, TEMPLETON
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 3/4 MILE feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: RESIDENTIAL
- 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: PARCEL 2 WILL BE SOLD AND DEVELOPED AT A LATER TIME
- 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 *: NONE

*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:
OAK TREE PROTECTION - SEE SUPPLEMENTAL DEVELOPMENT STATEMENT

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: _____

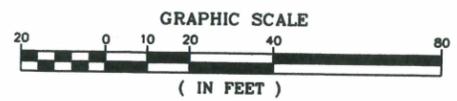
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): _____

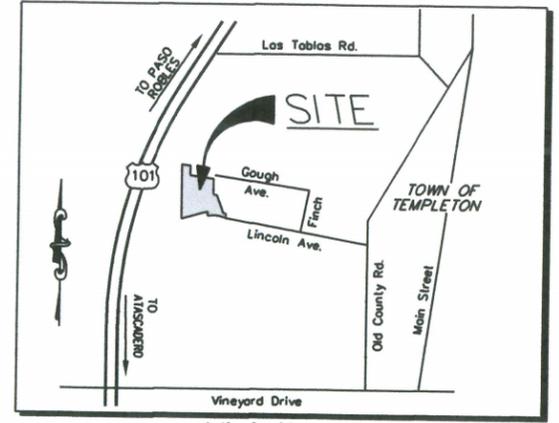
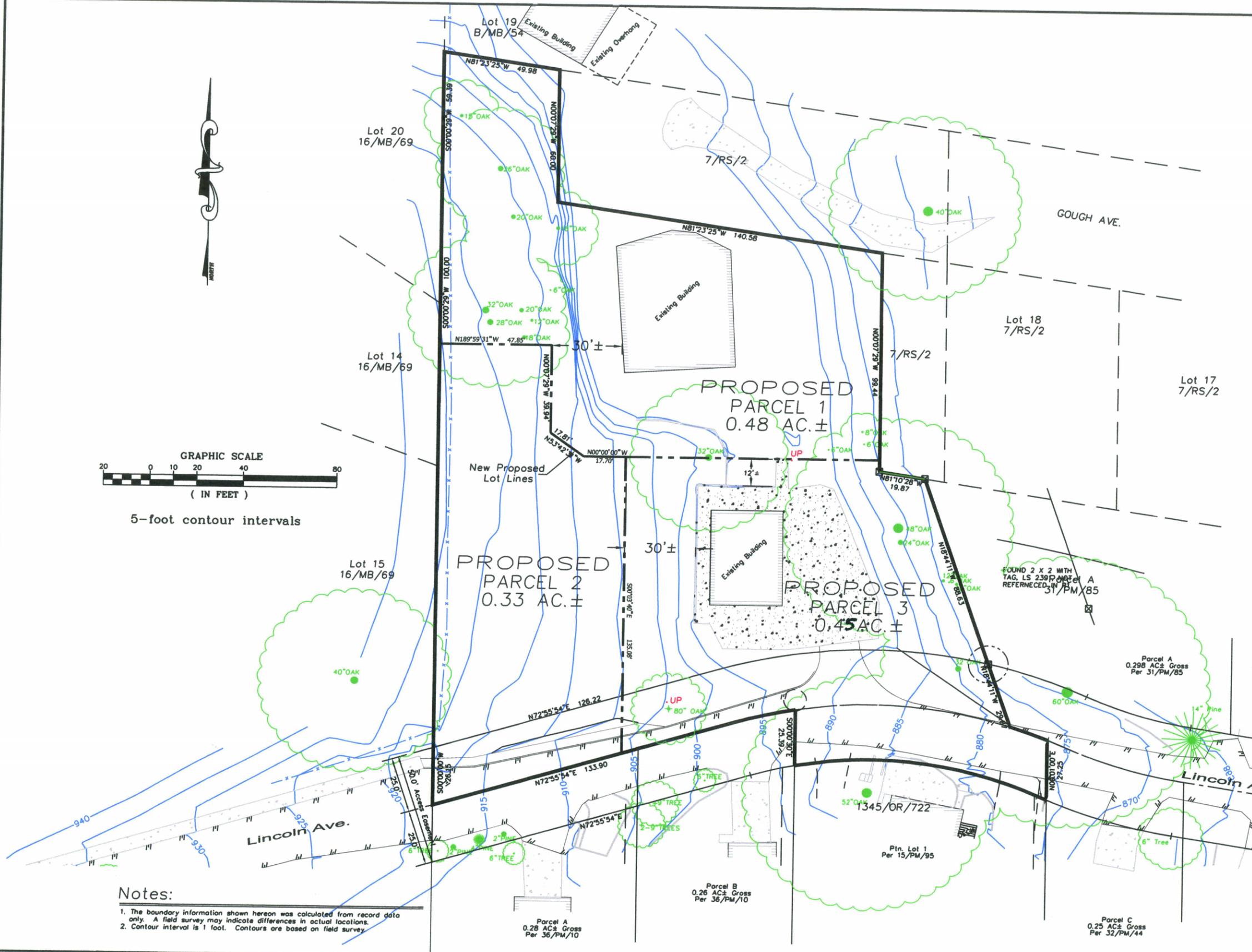
Other Related Permits

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

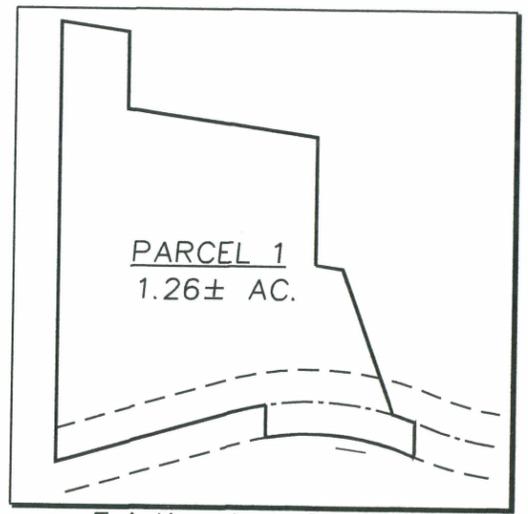
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



5-foot contour intervals



Vicinity Map
Not to Scale



Existing Lot Configuration
Not to Scale

Parcel B
0.270 AC± Gross
Per 31/PM/85

Tentative Parcel Map # CO 14-0031

BEING A DIVISION OF PARCEL 1 PER MAP RECORDED IN BOOK 15 OF PARCEL MAPS, PAGE 95, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Prepared for: Scott & Elaine McElmury
749 Gough Avenue
Templeton, CA 93465

APN #: 041-131-039

VAUGHAN SURVEYS, INC.

1101 Riverside Avenue
Paso Robles, California 93446
(805) 238-5725

Job #: 05-031 3-22-05
File #: 05031tm.dwg
Revised: 6-15-14 Scott McElmury

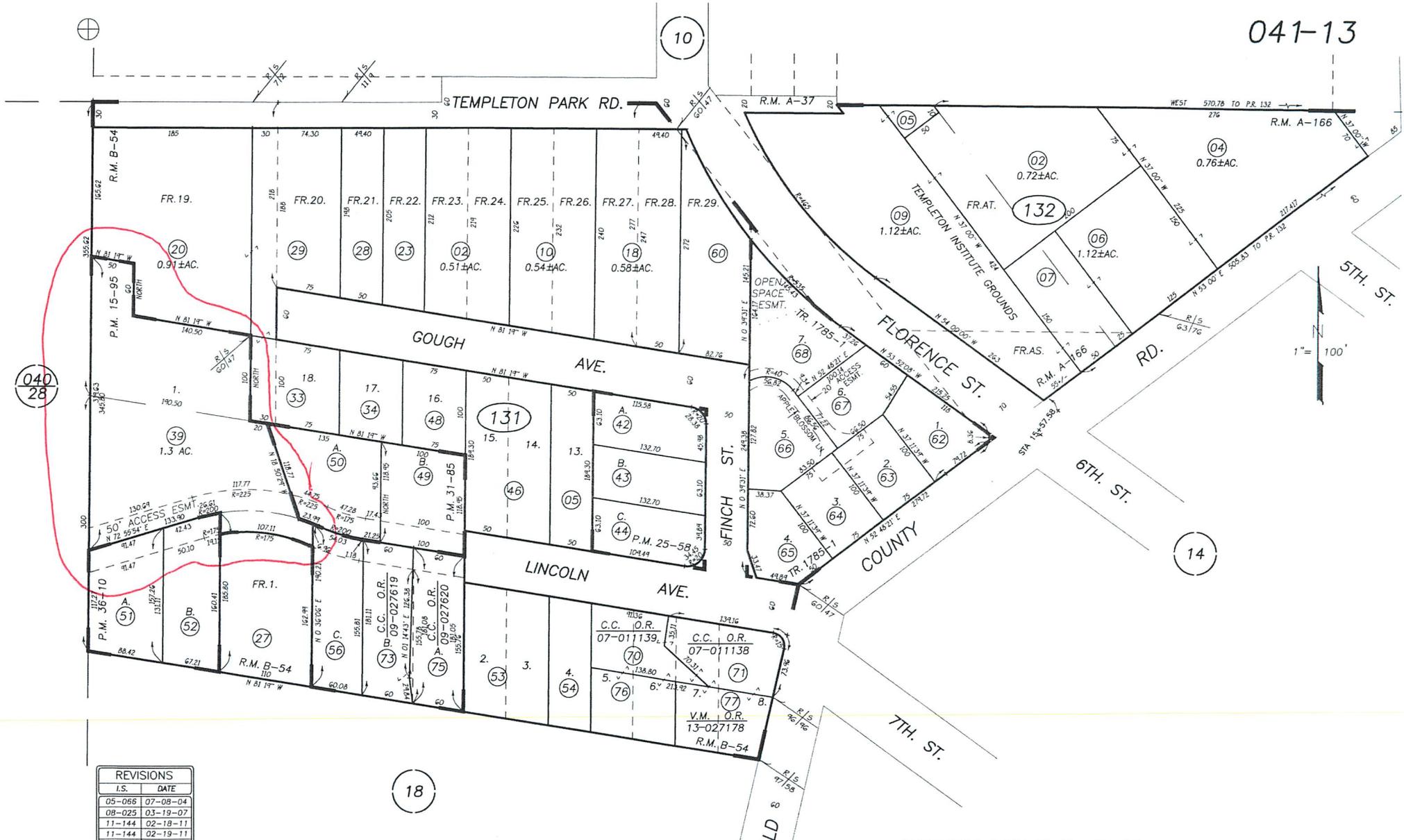
Notes:

1. The boundary information shown hereon was calculated from record data only. A field survey may indicate differences in actual locations.
2. Contour interval is 1 foot. Contours are based on field survey.

Parcel A
0.28 AC± Gross
Per 36/PM/10

Parcel B
0.26 AC± Gross
Per 36/PM/10

Parcel C
0.25 AC± Gross
Per 32/PM/44



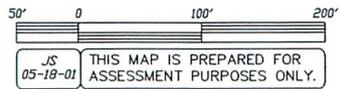
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28

10

14

18

REVISIONS	
I.S.	DATE
05-066	07-08-04
08-025	03-19-07
11-144	02-18-11
11-144	02-19-11
14-048	09-11-13



RESUB. OF LOTS 31, 32, 33, 34, 60, 61, 62 & 63... C.A. WENNGREN'S ADD. TO TOWN OF TEMPLETON, R.M. Bk. B, Pg. 54.
 THOMPSON'S ADD. TO TOWN OF TEMPLETON, R.M. Bk. A, Pg. 37.

TEMPLETON
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 041 PAGE 13



Templeton URL
North County Planning Area

Templeton URL

Templeton URL
North County Planning Area

COUGH AVE

MINNERD PROLES

DIXIE AVE

50 m



Parcel Summary Report For Parcel # 041-131-039

8/20/2014
3:51:14PM

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 MCELMURY SCOTT S
 749 GOUGH AVD TEMPLETON CA 93465-5018

OWN MCELMURY ELAINE V

OWN MCELMURY SCOTT & ELAINE TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	00749 GOUGH AV 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>
CO74-	246	0001	Templeton	North County I	RSF			Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN TEMPLETON WENN ADD PTN LTS 1 & 19

Notes

Tax Districts

TEMPLETON
 SAN LUIS OBISPO JT(27,40)
 TEMPLETON PUBLIC
 NO. 05
 TEMPLETON
 AREA NO. 21



Parcel Summary Report For Parcel # 041-131-039

8/20/2014
3:51:14PM

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:

PMT2002-20327 WIT Primary Parcel

Description:

GRADING DO# B1494

PMT2002-20328 WIT Primary Parcel

Description:

CONST SFD DO# B1494

PMT2002-20331 WIT Primary Parcel

Description:

CONST SFD DO# B1493

PMT2002-20332 WIT Primary Parcel

Description:

GRADING DO# B1493

PMT2002-20358 WIT Primary Parcel

Description:

GRADING DO# B1492

PMT2002-20359 WIT Primary Parcel

Description:

CONST SFD DO# B1492

PRE2004-00224 REC Primary Parcel

Description:

1.26 ACRES. 1 SFD ON SITE. STREET IMPROVEMENT REQS?

S890418P EXP Primary Parcel

Description:

PROPOSED 3 PARCEL DIVISION

SUB2005-00279 WIT Primary Parcel

Description:

PARCEL MAP FOR A TWO LOT SUB-DIVISION WITHIN THE TEMPLETON URBAN RESERVE BOUNDARY IN THE RESIDENTIAL S.F. LAND USE ZONE.

SUB2014-00014 REC Primary Parcel

Description:

3 LOT PARCEL MAP

ZON2009-00111 APV Primary Parcel

Description:

SERVICE PROFESSIONAL



Parcel Summary Report For Parcel # 041-131-039

8/20/2014
3:51:14PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2009-00112

APV

Primary Parcel

Description:
HOMESTAY