



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/29/2015

TO: _____

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00067 CO15-0001 EQUITY TRUST – Proposed parcel map to divide one parcel of 2.11 ac into two parcels of 1.05 ac and 1.06 ac. Site location is 1150 Santa Rita Rd, Templeton. APN: 039-281-013

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

Parcel Map

PARCEL MAP TO DIVIDE ONE PARCEL OF 2.11 AC INTO TWO PARCELS OF 1.05 AC NCSAL/ TEMP

RS

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name SANTA RITA ROAD INVESTMENTS, LLC. Daytime Phone (805) 441-8810
 Mailing Address 555 NACIMIENTO LAKE DRIVE, PASO ROBLES, CA. Zip Code 93446-7726
 Email Address: SHELEEG@LIVE.COM

Applicant Name SHELLY GRAHAM (TRUSTEE) Daytime Phone (805) 441-8810
 Mailing Address 555 NACIMIENTO LAKE DRIVE, PASO ROBLES, CA. Zip Code 93446-7726
 Email Address: SHELEEG@LIVE.COM

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

PROPERTY INFORMATION

Total Size of Site: 2.11 AC. Assessor Parcel Number(s): 039-281-013

Legal Description: PORTION OF LOT 28, OAK RIDGE COMPANY AS FILED IN BOOK 2, PAGE 5 OF MAPS

Address of the project (if known): 1150 SANTA RITA ROAD, TEMPLETON, CA. 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.: TAKE VINEYARD DRIVE OFFRAMP LOCATED IN TEMPLETON. TURN WESTERLY ON VINEYARD DRIVE THEN SOUTH ON SANTA RITA ROAD, SITE IS APPROXIMATELY 900' SOUTH FROM TURN.

Describe current uses, existing structures, and other improvements and vegetation on the property: THERE IS A HOUSE WITH AN ADDITIONAL BUILDING & DETACHED GARAGE ON PROPOSED PARCEL 1.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): EXISTING LOT = 2.11 AC.
PROPOSED PARCEL 1= 1.05 AC. / PROPOSED PARCEL 2= 1.06 AC

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 *Shelly Graham* Date JUNE 10, 2015

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> by Ordinance?

0015-0001

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: PARCEL 1= 1.05 AC. & PARCEL 2= 1.06 AC.

Number of existing lots, parcels or certificates: 1 LOT Existing parcel sizes: 2.11 ACRES

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: PARCEL 2 HAS ACCESS FROM TISHLINI LANE, PARCEL 1 HAS ACCESS FROM SANTA RITA ROAD.

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 SEPTIC SYSTEM

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 _____

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 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: 2.11 acres
Moderate slopes of 10-30%: N/A acres
Steep slopes over 30%: N/A 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 ON PARCEL 1
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: SANTA RITA ROAD & TISHLINI LANE

Water Supply Information

1. What type of water supply is proposed? EXISTING
 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? ONE
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: COMMUNITY WATER TO PARCEL 1
6. Has there been a sustained yield test on proposed or existing wells? N/A
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? Yes No N/A
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. N/A
 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.
WILL SERVE LETTER FROM TCSD

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? +100 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: PASO ROBLES COUNTRY DISPOSAL, INC.
- 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: TEMPLETON SHERIFF'S SUBSTATION, 356 NORTH MAIN STREET, TEMPLETON
- 3. Location of nearest fire station: TEMPLETON FIRE DEPARTMENT, 206 5TH STREET, TEMPLETON
- 4. Location of nearest public transit stop: YSABEL AVENUE, PASO ROBLES, CA.
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 0.6 MILES feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: RESIDENTIAL - FARMING
- 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: _____

Energy Conservation Information

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

*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:

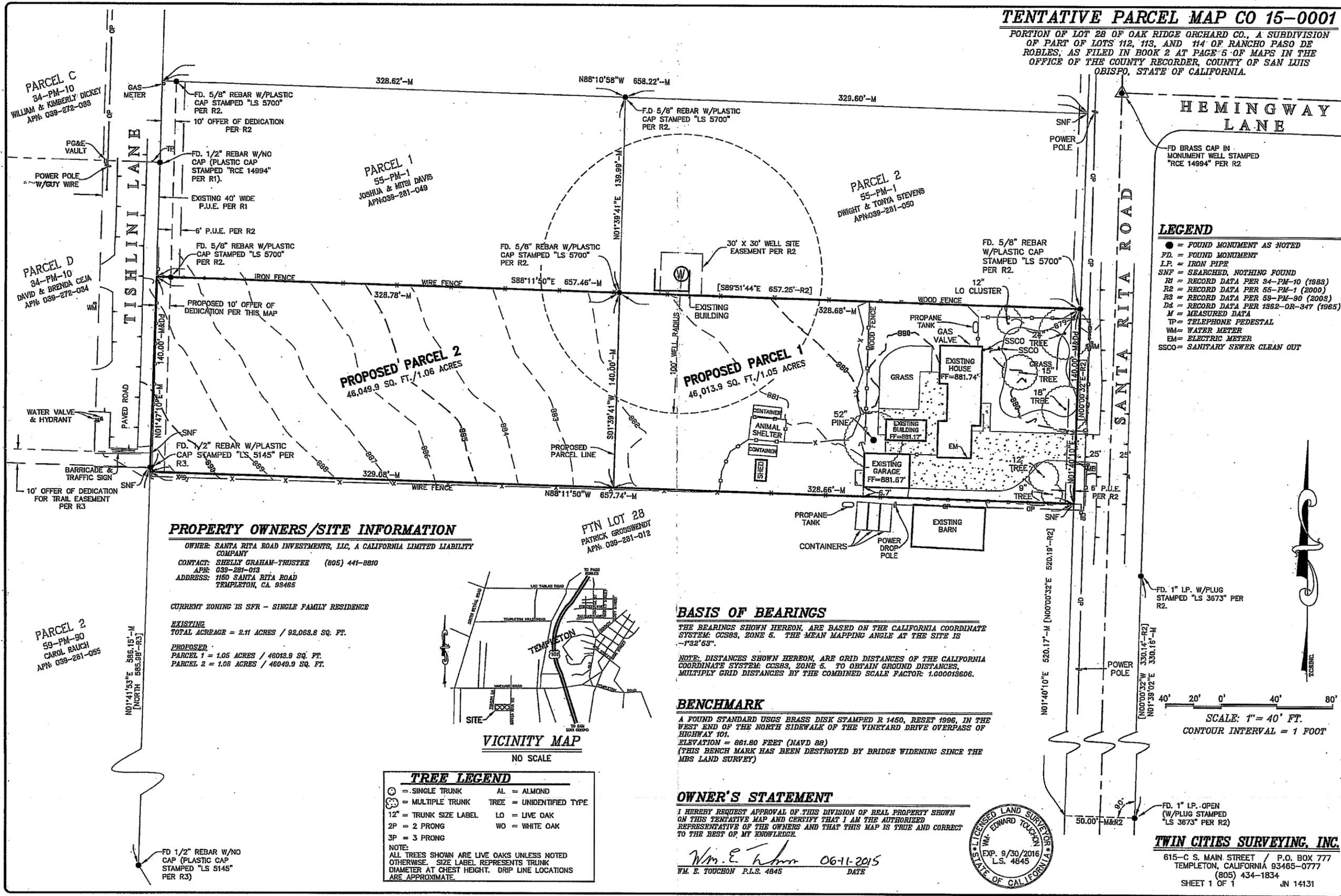
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s):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

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 CO 15-0001

PORTION OF LOT 28 OF OAK RIDGE ORCHARD CO., A SUBDIVISION OF PART OF LOTS 112, 113, AND 114 OF RANCHO PASO DE ROBLES, AS FILED IN BOOK 2 AT PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



HEMINGWAY LANE

SANTA RITA ROAD

TISHLINI LANE

PARCEL C
34-PM-10
WILLIAM & KIMBERLY DICKEY
APN: 039-272-058

PARCEL D
34-PM-10
DAVID & BRENDA CEJA
APN: 039-272-084

PARCEL 1
55-PM-1
JOSHUA & MITSU DAVIS
APN: 039-281-049

PARCEL 2
55-PM-1
DWIGHT & TONYA STEVENS
APN: 039-281-050

PARCEL 2
59-PM-90
CAROL RAUCH
APN: 039-281-055

PROPERTY OWNERS/SITE INFORMATION

OWNER: SANTA RITA ROAD INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
CONTACT: SHELLY GRAHAM-TRUSTEE (805) 441-8810
APN: 039-281-013
ADDRESS: 150 SANTA RITA ROAD
TEMPLETON, CA. 93465

CURRENT ZONING IS SFR - SINGLE FAMILY RESIDENCE

EXISTING TOTAL ACREAGE = 2.11 ACRES / 92,063.8 SQ. FT.
PROPOSED:
PARCEL 1 = 1.05 ACRES / 46,013.9 SQ. FT.
PARCEL 2 = 1.06 ACRES / 46,049.9 SQ. FT.



VICINITY MAP
NO SCALE

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 LIVE OAKS UNLESS NOTED OTHERWISE. SIZE LABEL REPRESENTS TRUNK DIAMETER AT CHEST HEIGHT. DRIP LINE LOCATIONS ARE APPROXIMATE.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON, ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM: CCGS83, ZONE 5. THE MEAN MAPPING ANGLE AT THE SITE IS -1°32'63".

NOTE: DISTANCES SHOWN HEREON, ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM: CCGS83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000013606.

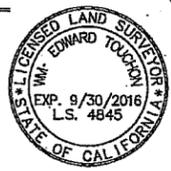
BENCHMARK

A FOUND STANDARD USGS BRASS DISK STAMPED R 1450, RESET 1996, IN THE WEST END OF THE NORTH SIDEWALK OF THE VINEYARD DRIVE OVERPASS OF HIGHWAY 101.
ELEVATION = 861.80 FEET (NAVD 88)
(THIS BENCH MARK HAS BEEN DESTROYED BY BRIDGE WIDENING SINCE THE MBS LAND SURVEY)

OWNER'S STATEMENT

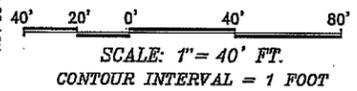
I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Wm. E. Touchon 06-11-2015
WM. E. TOUCHON P.L.S. 4845 DATE



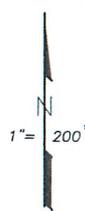
LEGEND

- = FOUND MONUMENT AS NOTED
- FD = FOUND MONUMENT
- I.P. = IRON PIPE
- SNF = SEARCHED, NOTHING FOUND
- R1 = RECORD DATA PER 34-PM-10 (1983)
- R2 = RECORD DATA PER 55-PM-1 (2000)
- R3 = RECORD DATA PER 59-PM-90 (2008)
- DL = RECORD DATA PER 1982-OR-347 (1985)
- M = MEASURED DATA
- TP = TELEPHONE PEDESTAL
- WM = WATER METER
- EM = ELECTRIC METER
- SSCO = SANITARY SEWER CLEAN OUT



TWIN CITIES SURVEYING, INC.

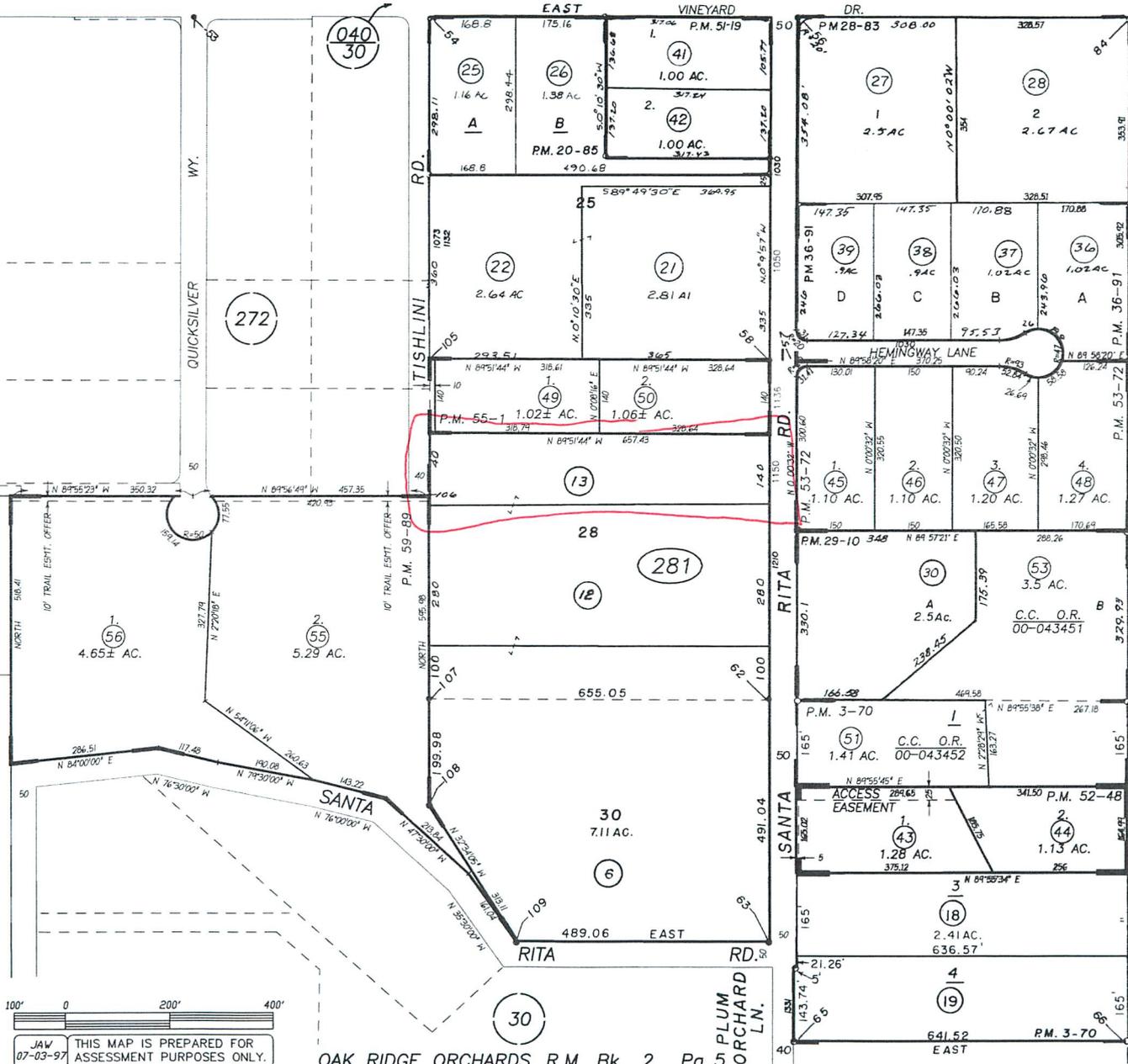
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834
SHEET 1 OF 1 JN 14131



REVISIONS	
I.S.	DATE
04-338	02-12-04
NA	08-28-06
07-166	09-14-06

100' 0 200' 400'

JAN 07-03-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



OAK RIDGE ORCHARDS, R.M. Bk. 2, Pg. 5

TEMPLETON
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 039 PAGE 28



Fth County Planning Area
Planning Area

Salinas River Sub Area
Planning Area

Templeton UPL

RS

RR

SANTA BIARDO





Parcel Summary Report For Parcel # 039-281-013

6/17/2015
9:44:17AM

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 EQUITY TRUST COMPANY
555 NACIMIENTO LAKE DR PASO ROBLES CA 93446-7726
OWN GRAHAM SHELLEY L IRA

Address Information

Status Address
P 01150 SANTA RITA RD 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>
APV.C06-	265	0001	Templeton	North County I				N		
OAKRGOSB	0000	28P	Templeton	North County I RS				Y		

Parcel Information

Status Description
Active OAK RG ORCH PTN LT 28

Notes
LEGAL PARCEL PER SFD PERMIT #39021. JSM

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



Parcel Summary Report For Parcel # 039-281-013

6/17/2015
9:44:18AM

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:

SUB2006-00097

RDD

Primary Parcel

Description:

PROP 1 CERT OF COMPLIANCE

SUB2007-00079

EXP

Primary Parcel

Description:

REQUEST BY BOB GRAHAM FOR A LOT LINE ADJUSTMENT (COAL07-0241) TO ADJUST THE LOT LINES BETWEEN TWO PARCELS OF 2.11 AND 4.23 ACRES EACH. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 4.12 AND 2.22 ACRES EACH. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS. THE PROPOSED PROJECT IS WITHIN THE RESIDENTIAL SUBURBAN LAND USE CATEGORY AND IS LOCATED AT 1150 SANTA RITA ROAD (APPROXIMATELY 815 SOUTH OF VINEYARD ROAD) AND IS LOCATED WITHIN THE COMMUNITY OF TEMPLETON. THE SITE IS IN THE SALINAS RIVER PLANNING AREA.

SUB2014-00067

REC

Primary Parcel

Description:

PARCEL MAP TO DIVIDE ONE PARCEL OF 2.11 AC INTO TWO PARCELS OF 1.05 AC AND 1.06 AC