



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 8/31/2015

TO: _____

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00012 CO15-0027 BUNYEA – Proposed parcel map to subdivide one parcel of approximately 115 acres into two parcels of 28.18 and 86.73 acres. Site location is 3393 Adobe Canyon Rd, Atascadero. APN: 034-441-021

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

VESTING TENTATIVE PARCEL MAP OF 2 LOT RESIDENTIAL SUBDIVISION OF APPROX NCELPO/ NCELPO

RL

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 John Bunyea Daytime Phone (805) 591-0824
 Mailing Address 3393 Adobe Canyon Road, Atascadero Zip Code 93422
 Email Address: m-and-b@live.com

Applicant Name Same as above Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Kirk Consulting / Jamie Kirk Daytime Phone (805) 461-5765
 Mailing Address 8830 Morro Road, Atascadero Zip Code 93422
 Email Address: jamie@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 114.91 acres Assessor Parcel Number(s): 034-441-021

Legal Description: SB PTN RHO ASUN ATAS & ADJ LDS PTN LT 97

Address of the project (if known): 3393 Adobe Canyon Road, Atascadero

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access to the property is provided from Adobe Canyon Road via Rocky Canyon Road.

Directions: Head East on Highway 41 from 101 Freeway. Turn right on Rocky Canyon Rd. Turn left on Adobe Canyon Rd.

Describe current uses, existing structures, and other improvements and vegetation on the property:

The existing uses are rural residential.

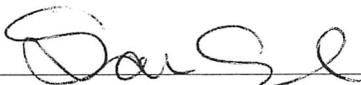
PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Project proposal is for a Vesting Tentative Parcel Map

requesting approval of a two lot residential subdivision of a +/-115 acre parcel. The project will result in two residential parcels of 28.18 acres & 86.73 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  Date 8-24-15

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?: Parcel 1: 86.73 acres Parcel 28.18 acres

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 114.91

What will the property be used for after division: Two residential parcels

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: _____

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

North: Agriculture South: Rural Lands

East: Rural Lands West: Agriculture

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

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

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: _____

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

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

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:

- 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 0 acres
Moderate slopes of 10-30%: 28.18 acres
Steep slopes over 30%: 86.73 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: A house within the building envelope in parcel 1 will be visible but will not be a silhouette.

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? _____
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? 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 _____ 20 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? _____ +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: _____
Waste Management
- 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: Atascadero Unified School District
- 2. Location of nearest police station: Atascadero Police Department- 5505 ECR Atascadero, CA 93422
- 3. Location of nearest fire station: Atascadero Fire Department- 6005 Lewis Ave. Atascadero, CA 93422
- 4. Location of nearest public transit stop: El Camino Real at Pueblo Ave.
- 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: _____
- 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): _____
- 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 the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

NOTES

1. TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY WERE PERFORMED. AERIAL TOPOGRAPHIC SURVEY PREPARED BY GOLDEN STATE AERIAL BOUNDARY SURVEY PREPARED BY TWIN CITIES SURVEYING, INC.
2. ANY POSSIBLE EASEMENTS AFFECTING PROPERTY ARE UNKNOWN EXCEPT AS SHOWN. NO TITLE REPORT WAS PROVIDED.
3. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.
4. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
5. FIELD SURVEY PERFORMED: AUGUST/2014
6. PROPERTY OWNERS: JOHN M. & BECKY J. BUNYEA
APN 034-441-021
7. SITE ADDRESS: 3393 ADOBE CANYON ROAD
ATASCADERO, CA 93422-4783

BENCH MARK

TBM = TOP OF A 5/8" REBAR WITH CAP STAMPED "RCE 12545"(TCS#107) AS SHOWN AT THE NORTHERLY CORNER OF LOT 97.
ELEVATION = 1071.87 FEET (WGS84 - GEOID 03 ORTHOMETRIC HEIGHT PER GPS OBSERVATIONS)

LOT INFO

AVERAGE SLOPE OF PROPERTY= 37.13%
ACREAGE OF PROPERTY= 114.91 ACRES

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS 83-ZONE 5). THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS -0°29'44".
MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.000035506.

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.

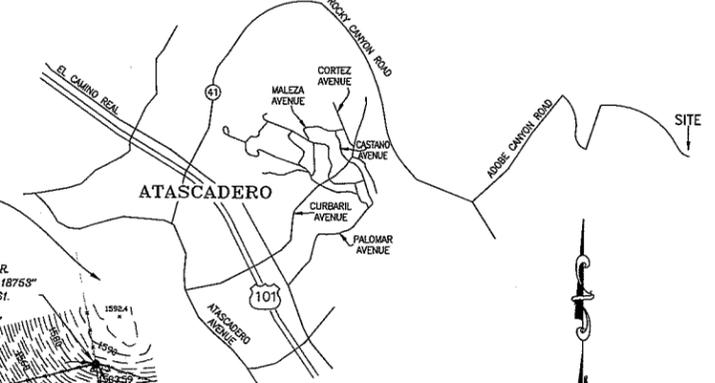
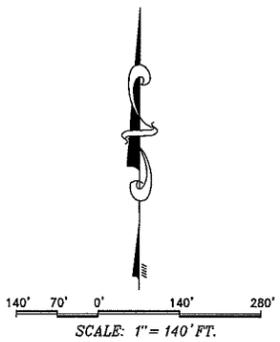
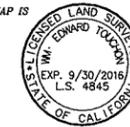
WM. E. TOUCHON PLS 4845 DATE

LEGEND:

- = FOUND MONUMENTS AS NOTED
- SNF = SEARCHED, NOTHING FOUND
- (R) = A/MB/1
- (RI) = 38/LS/61

VESTING TENTATIVE PARCEL MAP
CO 15-0027

A PORTION OF LOT 97, OF THE SUBDIVISION OF THE RANCHOS LA ASUNCIÓN AND ATASCADERO AND ADJACENT LANDS, PER A DOCUMENT RECORDED AS 1461/0R/553, AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 38, PAGE 61, OF LICENSED SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



VICINITY MAP
NOT TO SCALE



LOT 114
A/MB/1
3393 ADOBE CANYON ROAD
APN 034-441-016
ROBERT J. SCHECHTER

LOT 156
A/MB/1
3495 ADOBE CANYON ROAD
APN 034-441-018
NAOMI S. & CHANCE D. WAAK

LOT 112
A/MB/1
6580 ROCKY CANYON ROAD
APN 034-451-006
CAROL W. HAMILTON

LOT 102
A/MB/1
APN 034-451-005
ROBERT J. SCHECHTER

PTN. LOT 97
A/MB/1
114.91 ACRES
3393 ADOBE CANYON ROAD
APN 034-441-021
JOHN M. & BECKY J. BUNYEA

PROPOSED PARCEL 1
40% SLOPE
86.73 ACRES

PROPOSED PARCEL 2
(UNDER 30% SLOPE)
27.7% SLOPE
28.18 ACRES

PARCEL A
33/PM/26
7420 OLD ADOBE WAY
APN 034-441-026
GEORGENE C. FRANKLIN

PARCEL B
33/PM/26
7440 OLD ADOBE WAY
APN 034-441-025
VICTORIA A. MAHONY

LOT 115
A/MB/1
PTN. LOT 97
1461 O.R. 553
6950 ROCKY CANYON ROAD
APN 034-441-028
BRENDA D. & MICHAEL MILLS

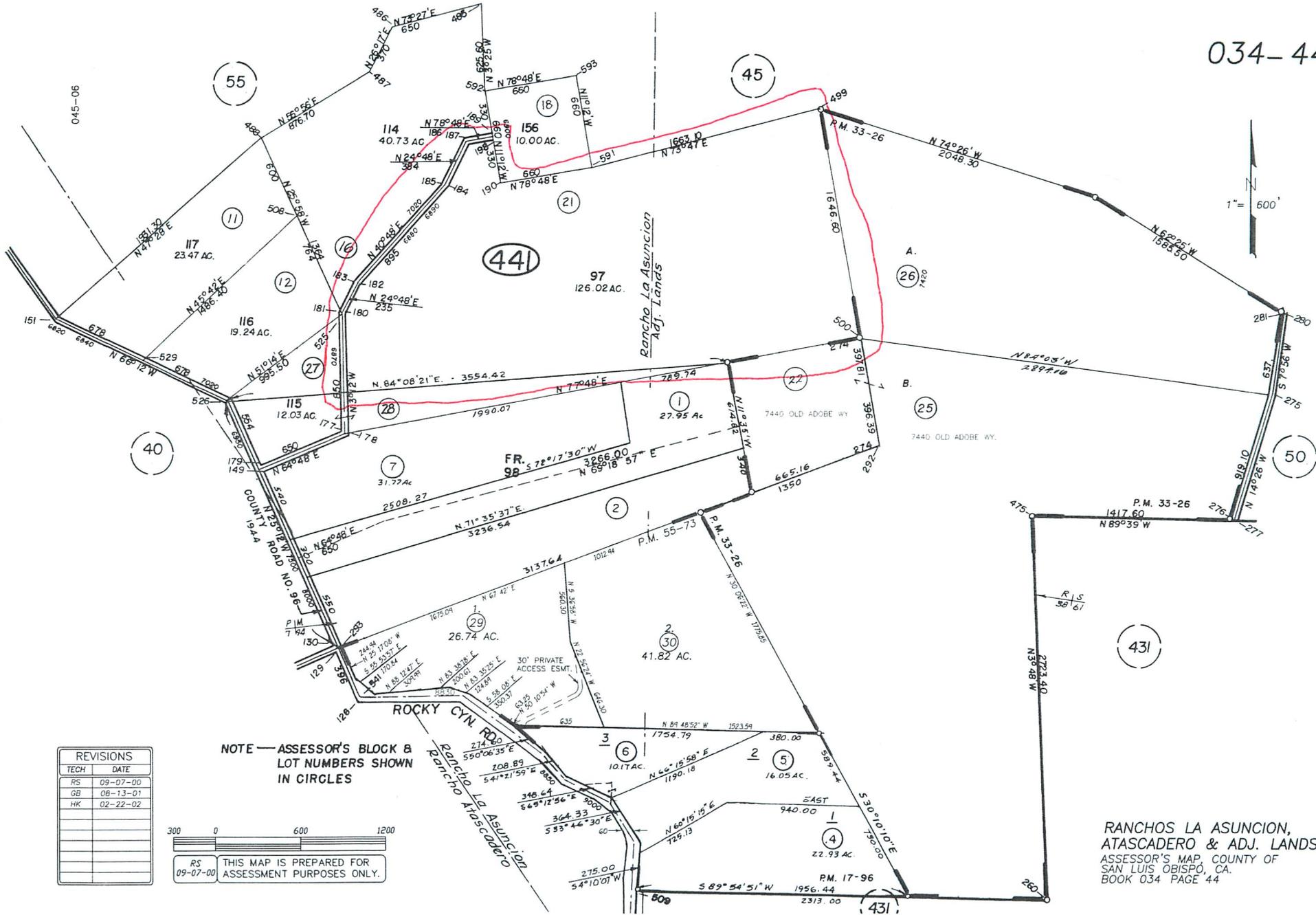
PARCEL 1
7/PM/94
7500 ROCKY CANYON ROAD
APN 034-441-007
JOSEPH E. SANTANGELO SR.

PARCEL 2
7/PM/94
7900 ROCKY CANYON ROAD
APN 034-441-001
WADE W. & SHEILA DIERKSHEIDE

PTN. LOT 98
1333 O.R. 310
7440 OLD ADOBE WAY
APN 034-441-022
VICTORIA A. MAHONY

TWIN CITIES SURVEYING INC.
615-C MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834 FAX (805) 434-3684

DRAWING: BUNYEA-TOPO & BOUNDARY
DRAWN BY: RAL JUN 14 2014
FIELD SURVEY: AUGUST/2014 SHEET 1 OF 1



REVISIONS	
TECH	DATE
RS	09-07-00
GB	08-13-01
HK	02-22-02

NOTE — ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES



RS 09-07-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHOS LA ASUNCION, ATASCADERO & ADJ. LANDS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 034 PAGE 44



Atascadero URL
City of Atascadero

El Pomar-Estrella Sub Area
Planning Area

North County Planning Area

RL

AG

RL



Parcel Summary Report For Parcel # 034-441-021

8/26/2015
11:20:00AM

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 BUNYEA JOHN M
 3393 ADOBE CYN RD #3399 ATASCADERO CA 93422-

OWN BARON BEAU P

OWN BARON BRANDY N

OWN BUNYEA BECKY J

Address Information

<u>Status</u>	<u>Address</u>
P	03393 ADOBE CANYON RD NCELPO
P	06880 ROCKY CANYON RD NCELPO
P	03399 ADOBE CANYON RD NCELPO
P	06855 ROCKY CANYON RD NCELPO

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>
RHOASUN	0000	97P	North Cty. Plan	North County I RL				Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	SB PTN RHO ASUN ATAS & AD J LDS PTN LT 97

Notes

Tax Districts

ATASCADERO
 SAN LUIS OBISPO JT(27,40)



Parcel Summary Report For Parcel # 034-441-021

8/26/2015
11:20:00AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

NO. 05

ATASCADERO PUBLIC

Case Information

Case Number:

Case Status:

70837 FNL Primary Parcel

Description:

CONSTRUCT DETACHED GARAGE

70838 FNL Primary Parcel

Description:

CONSTRUCT LIVING RM,BEDROOM & BATH ADDITION TO SFD

G010015M CMP Primary Parcel

Description:

PROPERT OWNER REQ AG TO RURAL LANDS

SUB2015-00012 REC Primary Parcel

Description:

VESTING TENTATIVE PARCEL MAP OF 2 LOT RESIDENTIAL SUBDIVISION OF APPROX 115 ACRE PARCEL. THE PROJECT WILL RESULT IN 2 RESIDENTIAL PARCELS OF 28.18 AND 86.73 ACRES

G000011X APV Related Parcel

Description:

EL POMAR - ESTRELLA AREA UPDATE

SUB2003-00091 APV Related Parcel

Description:

NAMING AN UNNAMED ROAD ADOBE CANYON ROAD.