



# 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:** SUB2015-00013 COAL15-0067 LEWAN TRUST – Proposed lot line adjustment to adjust two parcels of approximately 4.098 ac and 4.098 ac to two parcels of 7.06 ac and 1.08 ac. Site location is Las Tablas Rd, Templeton. APNs: 040-289-014 and -015

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

SUB2015-00013 COAL15-0067 LEWAN TRUST

Lot Line Adjustment

LLA TO ADJUST TWO PARCELS OF 4.098 AC  
& 4.098 AC TO TWO LOTS OF 7.06 AC & 1.08  
NCSAL/ TEMP JRC

OP

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit  Tree Permit  Minor Use Permit
- Conditional Use Permit/Development Plan  Plot Plan
- Curb, Gutter & Sidewalk Waiver  Other  Site Plan
- Surface Mining/Reclamation Plan  Zoning Clearance
- Amendment to approved land use permit  Variance

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name LEWAN FAMILY Daytime Phone \_\_\_\_\_  
Mailing Address SEE CONSENT OF LANDOWNER FORMS Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Applicant Name TIM CRAWFORD/AXIS ENGINEERING GROUP Daytime Phone 540-3330  
Mailing Address 3480 S. HIGUERA ST, SUITE 130, SLO, CA Zip Code 93401  
Email Address: TIM@AEGSLO.COM

Agent Name TIM CRAWFORD Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 8 AC. Assessor Parcel Number(s): 040-289-014 & 015  
Legal Description: PARCELS OF PARCEL MAP NO 77-438, PARCELS OF PARCEL MAP CO-77-381  
Address of the project (if known): LAS TABLAS RD.  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LAS TABLAS RD., ACROSS FROM MOCKINGBIRD LN.

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

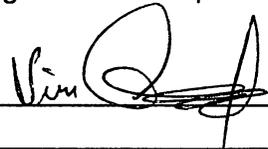
VACANT LAND

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Adj. between 2 parcels of 4.098 ac & 4.098 acs resulting in 2 parcels of 7.06 ac & 1.08 acres each  
70,000 S.F. ATTACHED WING AND 10 2550 S.F. DETACHED CARE 4-PLEXES

## 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  AXIS ENGINEERING

Date 8/8/15

FOR STAFF USE ONLY

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: 2 PARCELS - 7 AC & 1 AC

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 8 AC.

What will the property be used for after division: CARE FACILITY

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: PEDESTRIAN AND VEHICULAR FROM LAS TARLAS AND SARA STREET

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

North: SFR & MEDICAL CENTER South: SFR

East: EMPTY LOT, MFR, MEDICAL CENTER West: SFR

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

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

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: TCSB

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

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

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: 5.5 acres  
Moderate slopes of 10-30%: 2.5 acres  
Steep slopes over 30%: — 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: LAS TABLAS RD.

**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 COMMERCIAL CARE FACILITY  
 Industrial - Explain \_\_\_\_\_
- 3. What is the expected daily water demand associated with the project? ± 30,000 GPD
- 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 \_\_\_\_\_ 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: 40 FEET    Location of connection: LAS TABLAS Rd.
- 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: MID STATE SOLID WASTE
- 3. Where is the waste disposal storage in relation to buildings? TRASH ENCLOSURES
- 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: SLO COUNTY SHERIFF, 356 N. MAIN ST., TEMPLETON
- 3. Location of nearest fire station: 206 5<sup>TH</sup> ST., TEMPLETON
- 4. Location of nearest public transit stop: TWIN CITIES HOSPITAL
- 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: UNDEVELOPED, DRY 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): OPEN SPACE AND RECREATIONAL AREAS THROUGHOUT THE SITE
- 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 \*: \_\_\_\_\_

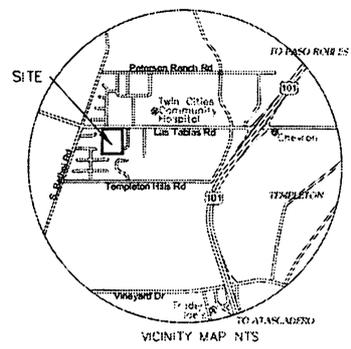
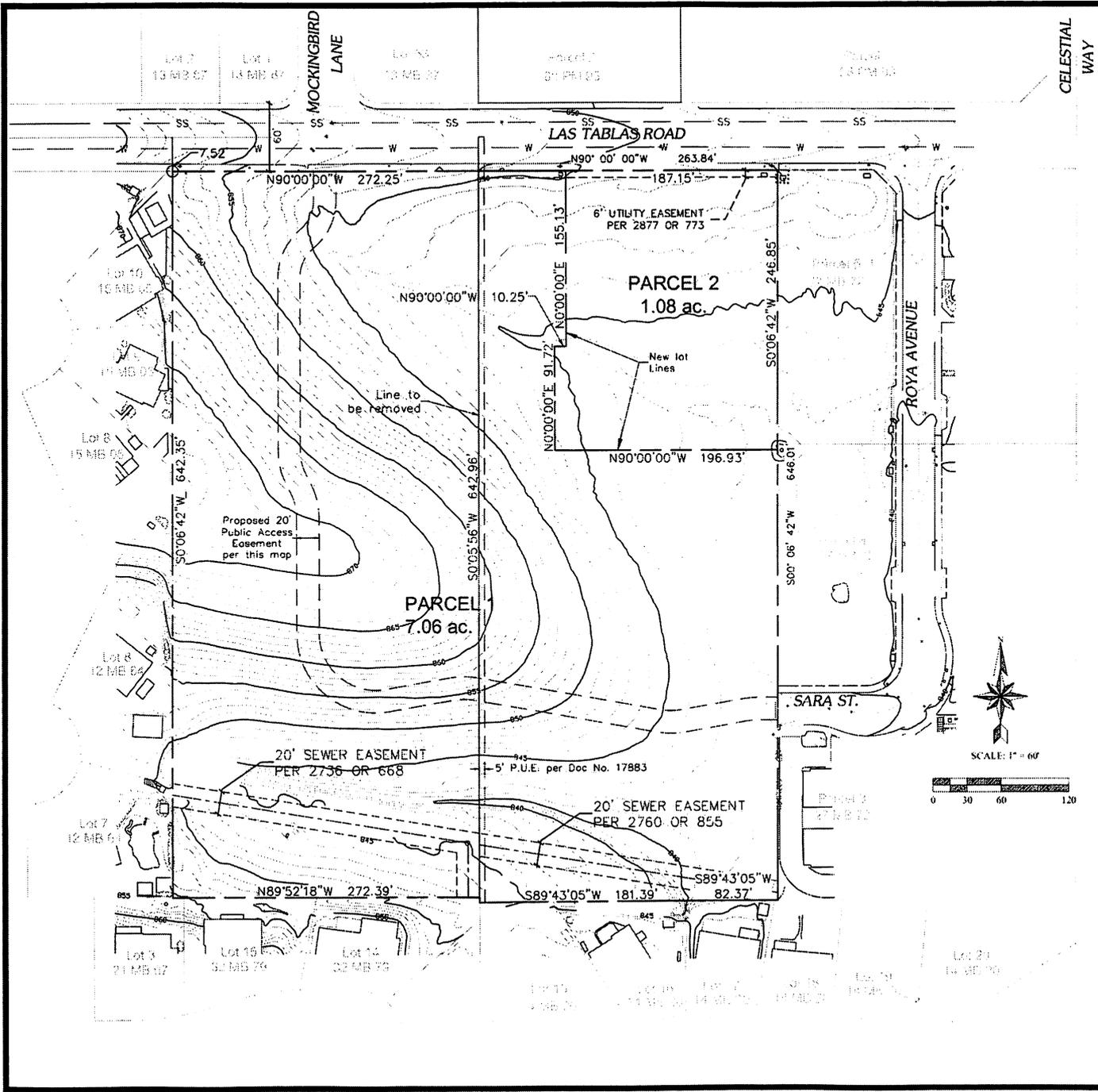
\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services 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:  
ON-SITE RIPARIAN MITIGATION - SEE BIO REPORT  
LID STORMWATER FEATURES, DRAUGHT TOLERANT LANDSCAPING
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): CWA 401 WATER QUALITY CERTIFICATION - RWQCB/ARMY CORPS  
STREAMBED ALTERATION AGREEMENT - CALIFORNIA FISH & WILDLIFE  
(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.)



**PROPERTY DATA**

ADDRESS: 1300 LAS TABLAS ROAD  
SAN LUIS OBISPO, CALIFORNIA 93401

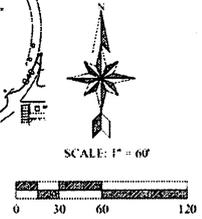
OWNER: JAMES LEWAN  
2768 INDIGO CIRCLE, MORRO BAY, CA  
JOHN LEWAN  
690 NAPA AVENUE, MORRO BAY, CA 93442  
ANDREW LEWAN  
4503 MIDDLEBURY CIRCLE, CYPRUS, CA 90630  
JOAN LEWAN  
1263 ROBINSON AVENUE #30, SAN DIEGO, CA 92103

APPLICANT: AXIS ENGINEERING GROUP  
3480 SOUTH HIGUERA STREET, SUITE 130  
SAN LUIS OBISPO, CALIFORNIA 93401

APNs: 040-289-014 & 015

LAND USE: OFFICE PROFESSIONAL

UTILITIES: TCSD (SEWER)  
TCSD (WATER)  
CHARTER CATV  
PACIFIC GAS & ELECTRIC  
SEMPRA ENERGY (GAS)  
PACIFIC BELL (TELEPHONE)



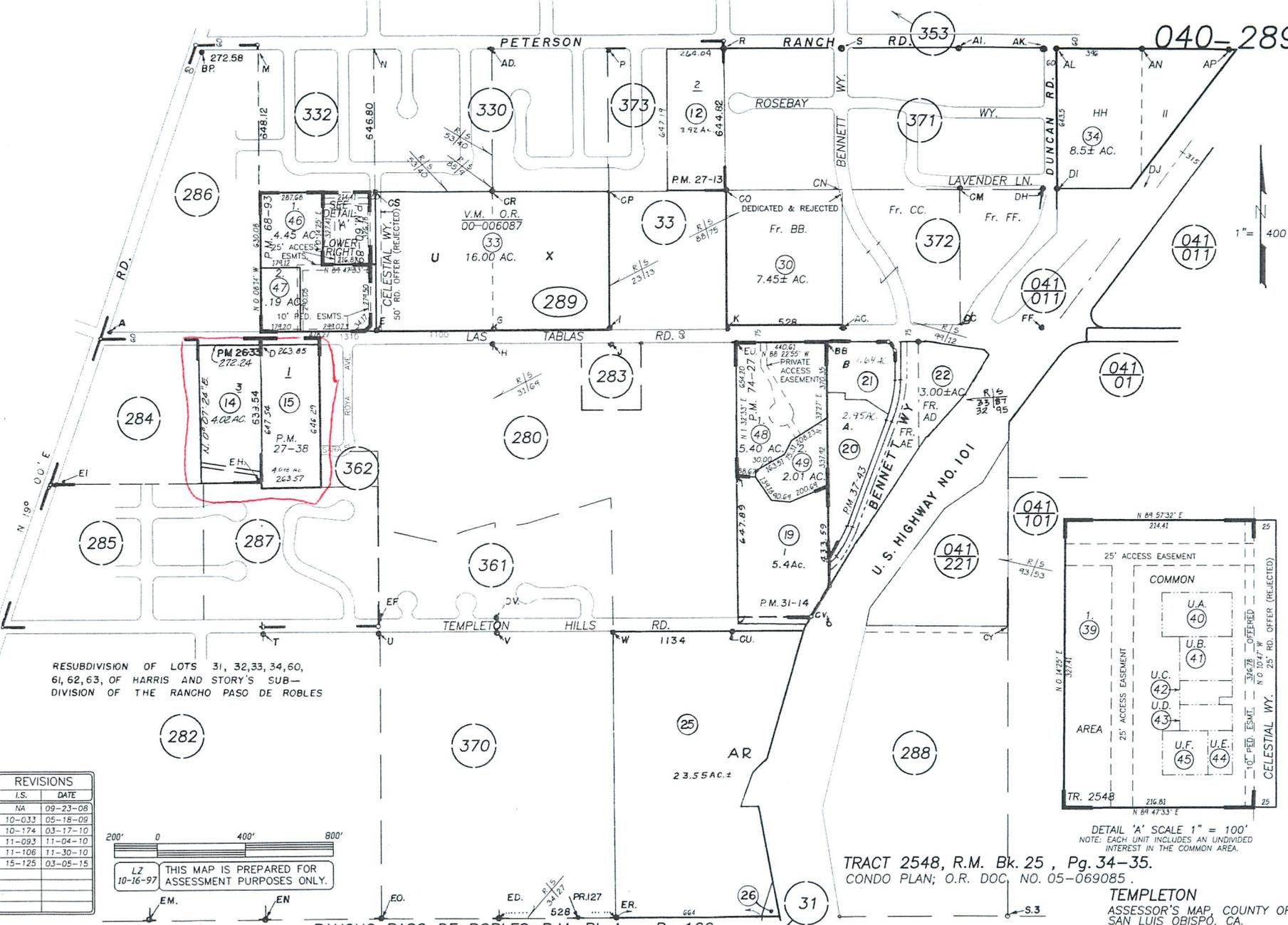
**Lot Line Adjustment  
COAL 15-0067**

BEING A LOT LINE ADJUSTMENT OF PARCEL 1 OF PARCEL MAP CO 77-381 RECORDED IN BOOK 26 AT PAGE 33 OF PARCEL MAPS AND PARCEL 3 OF PARCEL MAP CO 77-438 RECORDED IN BOOK 27 AT PAGE 38 OF PARCEL MAPS IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

**AEG** AXIS ENGINEERING GROUP  
3480 S. Higuera Suite 130, San Luis Obispo  
Ca. 93401 (805) 720-2958 www.aegslo.com

040-289

1" = 400'



RESUBDIVISION OF LOTS 31, 32, 33, 34, 60, 61, 62, 63, OF HARRIS AND STORY'S SUB-DIVISION OF THE RANCHO PASO DE ROBLES

REVISIONS	
I.S.	DATE
NA	09-23-08
10-033	05-18-09
10-174	03-17-10
11-093	11-04-10
11-106	11-30-10
15-125	03-05-15



LZ 10-16-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2548, R.M. Bk. 25, Pg. 34-35.  
CONDO PLAN; O.R. DOC. NO. 05-069085.

DETAIL 'A' SCALE 1" = 100'  
NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.

TEMPLETON  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 040 PAGE 289





# Parcel Summary Report For Parcel # 040-289-014

8/31/2015  
10:54:07AM

## 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    LEWAN ANDREW J  
           4503 MIDDLEBURY CIR CYPRESS CA 90630-

OWN    LEWAN ANDY

OWN    LEWAN JAMES

OWN    LEWAN JOAN

OWN    LEWAN JOHN

OWN    LEWAN TRUST

### Address Information

<u>Status</u>	<u>Address</u>
	00000 LAS TABLAS 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>
CO77-	438	0003	Templeton	North County I OP				Y		G84101901

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 26/33 PAR 3

### Notes

### Tax Districts



# Parcel Summary Report For Parcel # 040-289-014

8/31/2015  
10:54:07AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

### Case Information

**Case Number:**                      **Case Status:**

D890116D                      CMP                      Primary Parcel

**Description:**

CONST 15,000 SQFT OFFICE BLDG

DRC2014-00146                      REC                      Primary Parcel

**Description:**

70,000 SQFT CENTRAL CARE FACILITY, 70,000 SQFT ATTACHED WING, AND 10 2650 SQFT DETACHED CARE 4-PLEX

G840018M                      CMP                      Primary Parcel

**Description:**

LU CHANGE RES SF TO OFFICE/PROFESSIONAL

PRE2008-00004                      REC                      Primary Parcel

**Description:**

HIGH DENSITY RESIDENTIAL &/OR SENIOE LIVING AND RESIDENTIAL CARE FACILITY

PRE2014-00035                      MET                      Primary Parcel

**Description:**

PROPOSED ASSISTED LIVING CAMPUS AND MEDICAL OFFICE

SUB2015-00013                      REC                      Primary Parcel

**Description:**

LLA TO ADJUST TWO PARCELS OF 4.098 AC & 4.098 AC TO TWO LOTS OF 7.06 AC & 1.08 AC



# Parcel Summary Report For Parcel # 040-289-015

8/31/2015  
10:54:24AM

## 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    LEWAN ANDREW J  
           4503 MIDDLEBURY CIR CYPRESS CA 90630-

OWN    LEWAN ANDY

OWN    LEWAN JAMES

OWN    LEWAN JOAN

OWN    LEWAN JOHN

OWN    LEWAN TRUST

### Address Information

<u>Status</u>	<u>Address</u>
	00000 LAS TABLAS RD TEMP

### Lot Information:

<u>Tract / Townshp</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>
CO77-	381	0001	Templeton	North County I OP				Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO PR PM 27/38 PAR 1

### Notes

### Tax Districts



# Parcel Summary Report For Parcel # 040-289-015

8/31/2015  
10:54:24AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

### Case Information

**Case Number:**

**Case Status:**

PRE2006-00125      REC      Primary Parcel

**Description:**

8 AC

D890116D      CMP      Related Parcel

**Description:**

CONST 15,000 SQFT OFFICE BLDG

DRC2014-00146      REC      Related Parcel

**Description:**

70,000 SQFT CENTRAL CARE FACILITY, 70,000 SQFT ATTACHED WING, AND 10 2650 SQFT DETACHED CARE 4-PLEX

PRE2014-00035      MET      Related Parcel

**Description:**

PROPOSED ASSISTED LIVING CAMPUS AND MEDICAL OFFICE

SUB2015-00013      REC      Related Parcel

**Description:**

LLA TO ADJUST TWO PARCELS OF 4.098 AC & 4.098 AC TO TWO LOTS OF 7.06 AC & 1.08 AC