



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 9/14/2015

**TO:** \_\_\_\_\_

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

**PROJECT DESCRIPTION:** SUB2015-00016 COAL15-0078 BRIANS – Proposed lot line adjustment to adjust two parcels of 9.95 ac and 1.01 ac to two parcels of 3.76 ac and 7.20 ac. Site location is 5411 Seven Oaks Way, Santa Margarita. APNs: 070-158-004 and -005

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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.

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2015-00016

BRIANS KEVIN L

## 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

Lot Line Adjustment

ADJUST 2 PARCELS OF 9.95 AC AND 1.01 AC  
TO 2 PARCELS OF 3.76 AC AND 7.20 AC.

NCLPIL/ NCLPIL

AG

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Kevin L. and Lorib. Brians Daytime Phone (805) 438-3664  
Mailing Address 5411 Seven Oaks Way, Santa Margarita CA Zip Code 93453  
Email Address: purpleSageFarm@gmail.com

Applicant Name ATGeosystems Daytime Phone (805) 781-9296  
Mailing Address 3590 Sacramento Dr. Ste #110 Zip Code 93401  
Email Address: Brett@ATGeosys.com

Agent Name ATGeosystems Daytime Phone (805) 781-9296  
Mailing Address 3590 Sacramento Dr. Ste #110 Zip Code 93401  
Email Address: Brett@ATGeosys.com

## PROPERTY INFORMATION

Total Size of Site: 10.96 acres Assessor Parcel Number(s): (070-158-004)(070-158-005)  
Legal Description: NE 1/4 of NE 1/4 of SE 1/4 and PTN of NE 1/4 of Section 24, T. 29 S., R. 13 E., M03&M.  
Address of the project (if known): 5411 Seven Oaks Way, Santa Margarita CA, 93453  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: North on HWY 101 toward Santa Margarita; East on Hwy 58; Right on Parkhill Rd.; Right on Seven Oaks Way; +/- 1/2 mile to Site.  
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Vacant Rural; (2) Residences on (070-158-005)

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Lot Line Adjustment to have (1) residence per parcel.

## 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 N. Wilt AS AGENT

Date 09/04/2015

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?: 4.64 ac. and 6.32 ac.  
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 1.01 ac and 9.95 ac.

What will the property be used for after division: Rural 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: Access from Seven Oaks Way.

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

North: Vacant Rural Agriculture South: Rural Lands

East: Agriculture West: Rural Lands

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)

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:

- 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: 5.00 acres  
Moderate slopes of 10-30%: 5.96 acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: The Salinas River
- 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: To construct the previous existing residences
- 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: \_\_\_\_\_



**Solid Waste Information**

1. What type of solid waste will be generated by the project? NA No Construction  
 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: \_\_\_\_\_
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: 6140 Parkhill Rd. Santa Margarita, CA 93453
4. Location of nearest public transit stop: \_\_\_\_\_
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: Rural
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): NA
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.)

**LEGAL DESCRIPTIONS**

Real property in the unincorporated area of Santa Margarita, County of San Luis Obispo, State of California, described as follows:

Parcel 1: (070-158-005)

The Northeast quarter of the Northeast quarter of the Southeast quarter of Section 24, Township 29 South, Range 13 East, Mount Diablo Base and Meridian, in the County of San Luis Obispo, State of California, according to the official plat of the survey of said lands approved by the Surveyor General on October 20, 1868.

Parcel 2: (070-158-004)

That portion of the Southeast quarter of the Northeast quarter of Section 24, Township 29 South, Range 13 East, Mount Diablo Base and Meridian, in the County of San Luis Obispo, State of California, according to the official plat of the Survey of said lands approved by the Surveyor General on October 20, 1868, described as follows:

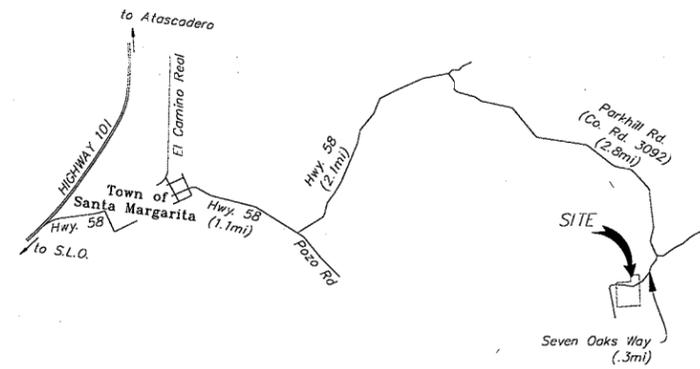
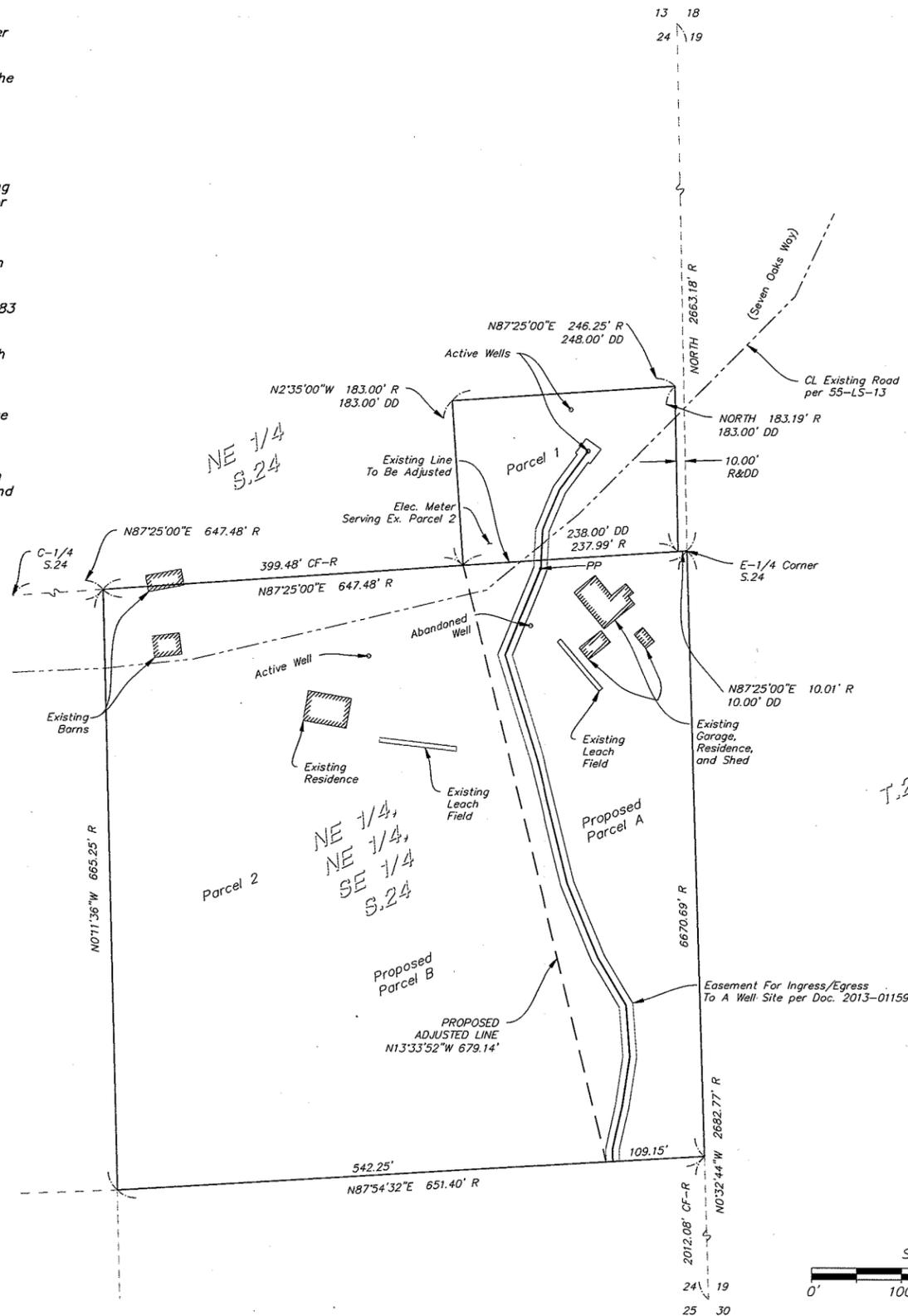
Beginning at the Southeast corner of the Northeast quarter of said Section, thence Westerly along the Southerly line of said quarter Section 248 feet to a point; thence Northerly at right angles 183 feet to a point; thence Easterly at right angles 248 feet to a point on the Easterly line of said Section; thence Southerly along said Section line 183 feet to the point of beginning.

Excepting therefrom all oil, gas and minerals, in said land, together with the right to enter upon said lands and take all the usual necessary or convenient means to bore wells, make excavations and to remove said oil, gas and minerals, as reserved in the deed from Koshland Realty Company, a corporation, recorded January 12, 1942 in Book 315 at Page 108 of Official Records.

Also excepting therefrom the Easterly 10 feet of said property, as reserved by Clement J. Bassi and Amelia M. Bassi, husband and wife, in deed to Elsie M. Buckman, an unmarried woman, dated June 7, 1955 and recorded June 7, 1955 in Book 806, at Page 406 of Official Records.

**UNPLOTTABLE EASEMENTS**

1. An easement for right of way for removal of oil, gas and minerals and incidental purposes, recorded January 12, 1942 as book 315, page 108 of Official Records.
2. A right of way for ditches and canals as reserved by the United States of America in the patent recorded March 5, 1946 as book 399, page 137 of Official Records.



VICINITY MAP

no scale

**PROJECT INFORMATION**

1. OWNERS:

KEVIN L. AND LORI L. BRIANS  
5411 SEVEN OAKS WAY  
SANTA MARGARITA, CA 93453

2. STATISTICS

EXISTING PARCELS (Acreage per R):

PARCEL 1 (APN 070-158-005)	9.95 AC. GROSS
PARCEL 2 (APN 070-158-004)	1.01 AC. GROSS

PROPOSED PARCELS:

PARCEL A	3.76 AC. GROSS
PARCEL B	7.20 AC. GROSS

TITLE REPORT # 4001-4984352

**REFERENCES**

- R 46-RS-4 HILLIARD - NOV., 1983
- DD 806-OR-406 BASSI TO BUCKMAN JUN., 1955

**LOT LINE ADJUSTMENT  
COAL 15-0078**

OF DEED 806-OR-406 (APN 070-158-004)  
AND THE NE 1/4 OF THE NE 1/4 OF THE  
SE 1/4 OF SECTION 24 OF T29S R13E  
M.D.B&M.  
(APN 070-158-005), COUNTY OF SAN LUIS  
OBISPO, STATE OF CALIFORNIA

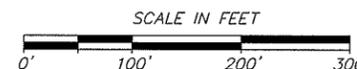


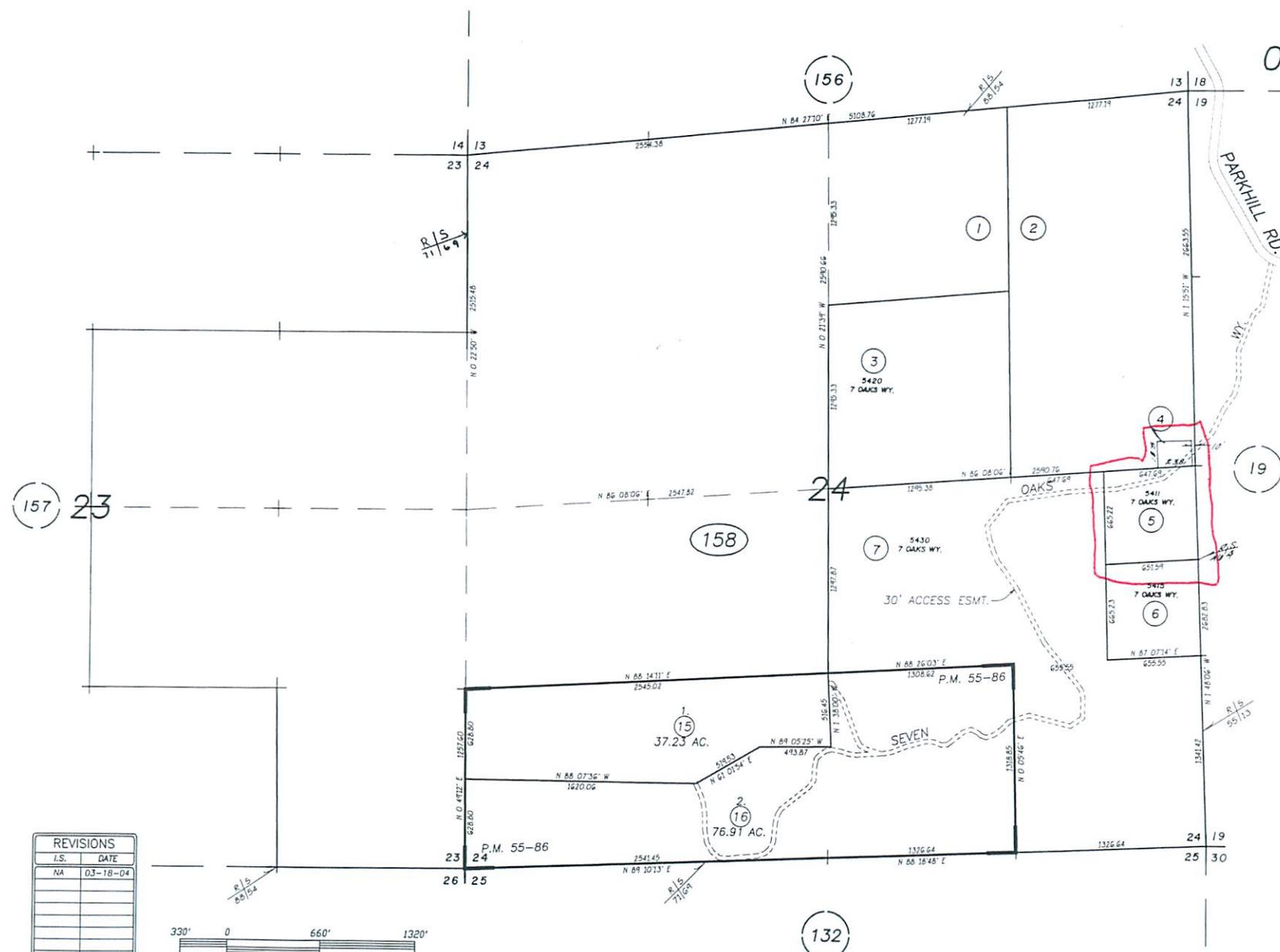
**AT GeoSystems**

Civil Engineers Land Surveyors

3590 Sacramento Dr, Suite 110, San Luis Obispo,  
CA 93401 (805)781-9296 atgeosys.com

Aug. 2015 1148-01 Brians Parkhill LLA.dwg





REVISIONS	
I.S.	DATE
NA	03-18-04

330' 0 660' 1320'

JAV  
09-26-01 THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

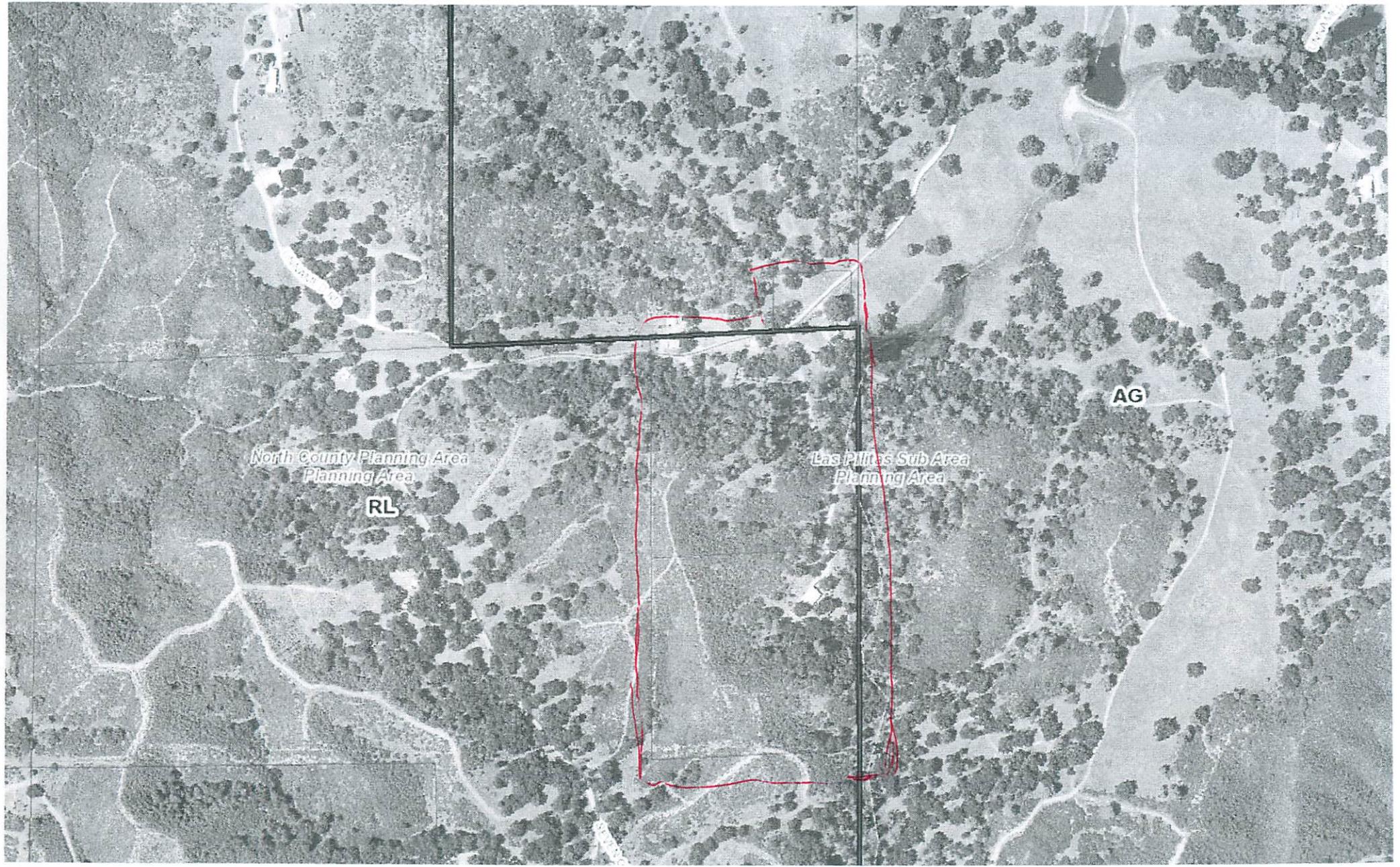
T. 29S.; R. 13E.; SECTIONS 24 & PTN. OF 23; M.D.B. & M.

North County Planning Area  
Planning Area

RL

Las Pilitas Sub Area  
Planning Area

AG





# Parcel Summary Report For Parcel # 070-158-004

9/11/2015  
3:27:48PM

## 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    BRIANS KEVIN L  
           5411 PARKHILL RD SANTA MARGARITA CA 93453-9652

OWN    BRIANS FAMILY TRUST

OWN    BRIANS LORI L

### Address Information

<u>Status</u>	<u>Address</u>
P	05411 SEVEN OAKS WY NCLPIL

### 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>
T29S	R13E	24P	North Cty. Plan	North County I RL				Y	VP	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	T29S R13E PTN SEC 24    LESS MIN RTS

#### Notes

PER CALL FROM OWNER (LORI BRIANS @ 438-3664), CONFIRMED ADDRESS 5411 SEVEN OAKS WY FOR PARCEL 070-158-004 & 005 (APN 070-158-004 IS VACANT). ACCORDING TO MS. BRIANS THE ROAD NAME SIGN SAYS "SEVEN OAKS LN", NOT "WY". 11/28/12-PCS

LEGAL LOT PER JO MANSON DEED REVIEW

ATASCADERO

AREA NO. 21

NO. 05

SAN LUIS OBISPO JT(27,40)

SANTA MARGARITA PUBLIC



# Parcel Summary Report For Parcel # 070-158-004

9/11/2015  
3:27:48PM

## 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:**

SUB2015-00016

**Case Status:**

REC

Primary Parcel

**Description:**

ADJUST 2 PARCELS OF 9.95 AC AND 1.01 AC TO 2 PARCELS OF 3.76 AC AND 7.20 AC.



# Parcel Summary Report For Parcel # 070-158-005

9/11/2015  
3:28:04PM

## 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    BRIANS KEVIN L  
           5411 PARKHILL RD SANTA MARGARITA CA 93453-9652

OWN    BRIANS FAMILY TRUST

OWN    BRIANS LORI L

### Address Information

<u>Status</u>	<u>Address</u>
P	05411 SEVEN OAKS WY NCLPIL

### 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>
T29S	R13E	24P	North Cty. Plan	North County I RL				Y	VP	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	T29S R13E PTN SEC 24

### Notes

PER CALL FROM OWNER (LORI BRIANS @ 438-3664), CONFIRMED ADDRESS 5411 SEVEN OAKS WY FOR PARCEL 070-158-004 & 005 (APN 070-158-004 IS VACANT). ACCORDING TO MS. BRIANS THE ROAD NAME SIGN SAYS "SEVEN OAKS LN", NOT "WY". 11/28/12-PCS

### Tax Districts

ATASCADERO  
 AREA NO. 21  
 NO. 05  
 SAN LUIS OBISPO JT(27,40)  
 SANTA MARGARITA PUBLIC



# Parcel Summary Report For Parcel # 070-158-005

9/11/2015  
3:28:05PM

## 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:**

88874

**Case Status:**

FNL

Primary Parcel

**Description:**

INSTAL METER FOR WELL

SUB2015-00016

REC

Related Parcel

**Description:**

ADJUST 2 PARCELS OF 9.95 AC AND 1.01 AC TO 2 PARCELS OF 3.76 AC AND 7.20 AC.