



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/29/2016

TO: _____

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2016-00004 ROSE – Proposed subdivision of 1 parcel into 2 parcels. Project location is 1946 Raymond Ave, Templeton.
APN(s): 039-251-008

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

SUB2016-00004 CO16-0159 ROSE LARRY M

Parcel Map

PROPOSED SUBDIVISION OF 1 PARCEL
INTO 2 PARCELS
NCSAL/ NCSAL
RR

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 Romayne and Larry Rose Daytime Phone 805-459-1942
Mailing Address 1946 Raymond Ave, Templeton, CA Zip Code 93465
Email Address: None romaynes@yahoo.com

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

Agent Name Dakos Land Surveys Inc Daytime Phone 805-466-2445
Mailing Address 7600 Morro Rd, Atascadero, CA Zip Code 93422
Email Address: marc@dakoslandsurveys.com

PROPERTY INFORMATION

Total Size of Site: 15.42 ac Assessor Parcel Number(s): 039-251-008

Legal Description: Ptn 2 of Templeton Heights, San Luis Obispo County, California per 2MB/19 described in COC 2002-067404 OR

Address of the project (if known): 1946 Raymond Ave, Templeton, CA

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 Dr exit on US 101 in Templeton, head west on Vineyard Dr to Bethel Rd, head south on Bethel Rd continuing on

Santa Rita Rd to Raymond Ave, head south on Raymond Ave to 1946 Raymond Ave on right.

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

Single residence with Garage and accessory storage and workshop structures. Natural vegetation and oaks.

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): Proposed subdivision of 1 parcel into 2 parcels.

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 Romayne T. Swanson Date 7/11/2016

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?: Proposed parcels of approximately 7 acres + each

Number of existing lots, parcels or certificates: COC 2002-067404 Existing parcel sizes: 1 existing parcel approx 15.4 ac

What will the property be used for after division: Residential use

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.

See PMT2005-01892 and COC 2002-067404

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: Existing access is along existing driveway off of Raymond Ave. Proposed access is over this driveway.

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: Ag West: Ag

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: *N/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: 2 acres
Moderate slopes - 10-20%: 6 acres
20-30%: 7 acres
Steep slopes over 30%: 1 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: _____

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? residential
4. How many service connections will be required? none
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? 500 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 If 'Yes', please attach.
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: N/A

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: Chicago Grade

3. Where is the waste disposal storage in relation to buildings? none
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: COUNTY SHERIFF'S OFFICE, TEMPLETON
3. Location of nearest fire station: TEMPLETON FIRE STATION AND SLO COUNTY FIRE STATION, TEMPLETON
4. Location of nearest public transit stop: RTA, TEMPLETON
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? Yes No

Historic and Archeological Information

1. Please describe the historic use of the property: None
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 NOT APPLICABLE

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: NA

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 *: No
- *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:

None

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?

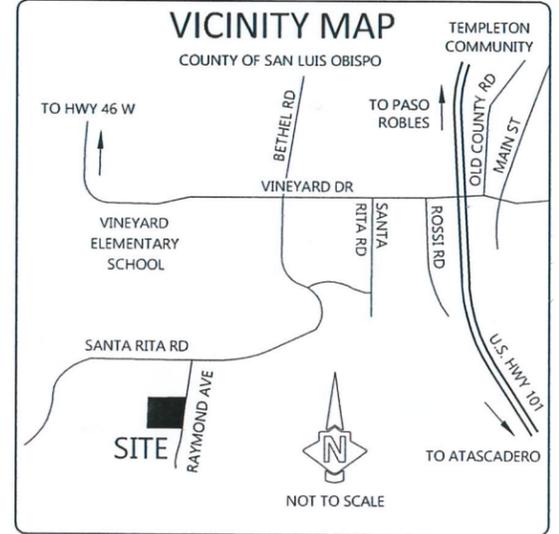
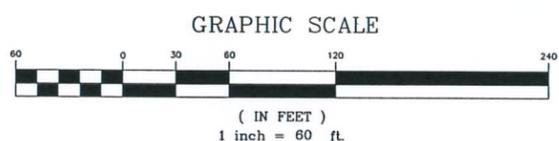
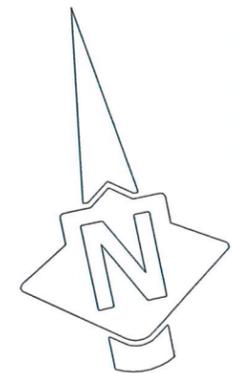
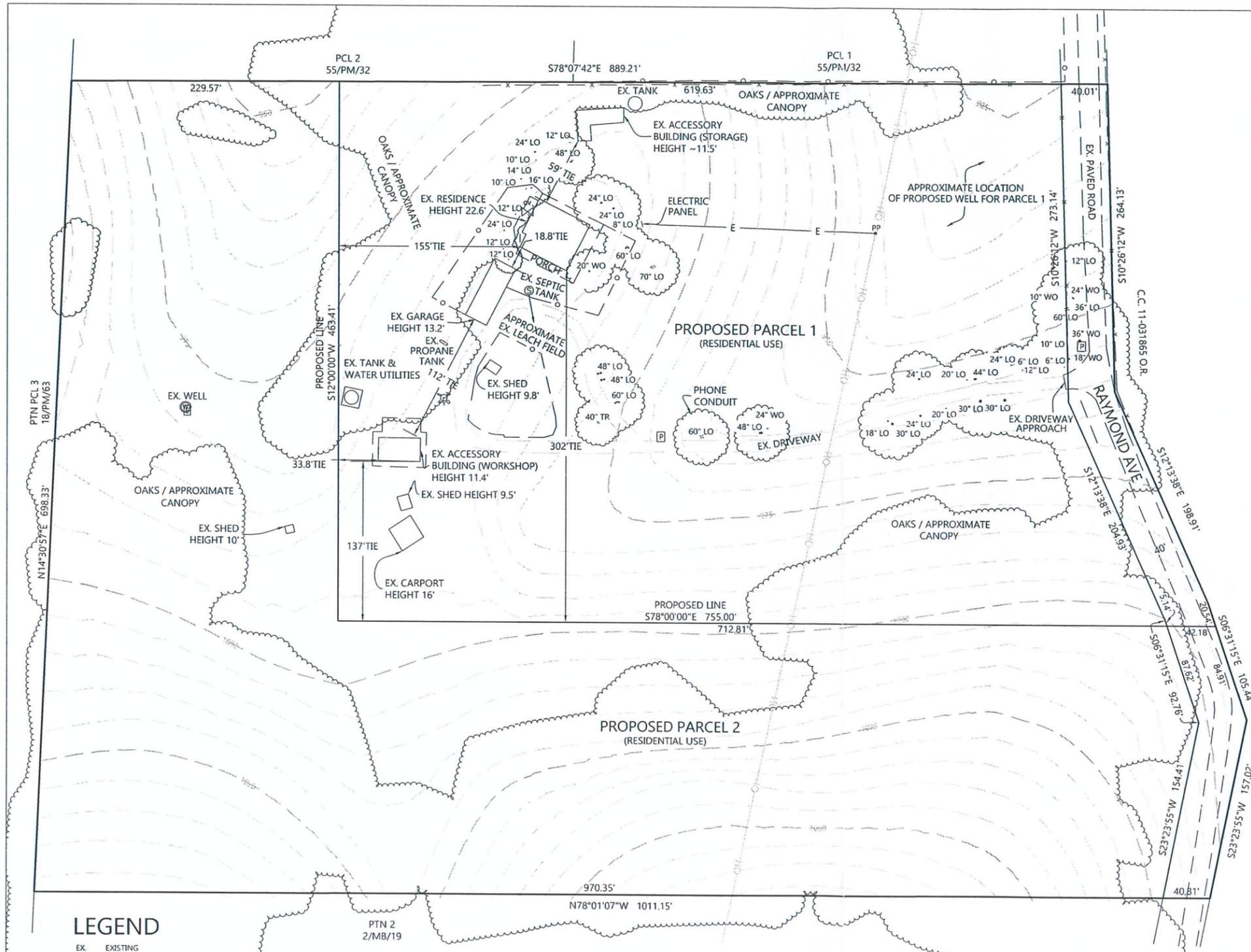
Yes No

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 to the project.)



OWNER'S STATEMENT

I HEREBY APPLY FOR THE APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND STATE THAT I AM THE OWNER OF, OR THE AUTHORIZED AGENT OF SAID OWNER, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

LEGEND

- EX EXISTING
- FIRE HYDRANT
- GAS VALVE
- PHONE PEDESTAL
- ELECTRIC BOX
- APPROXIMATE UG POWER
- OVERHEAD LINES
- FENCES
- WELL
- SEPTIC
- POWER POLE
- OAKS
- TR TREE

AREA

	EXISTING	PROPOSED
PTN 2	15.34 GROSS	PARCEL 1 7.29 GROSS
2/MB/19	14.68 NET	CO 16-0159 6.85 NET
		PARCEL 2 8.05 GROSS
		CO 16-0159 7.83 NET

OWNER

Larry M. Rose, Trustee of the Larry M. Rose 1999 Revocable Trust dated May 25, 1999 and Romayne T. Swanson, Trustee of the Living Trust Agreement of Romayne T. Swanson, O.D., dated March 2, 1987

ADDRESS

1946 RAYMOND AVE
TEMPLETON, CA 93465

ZONING

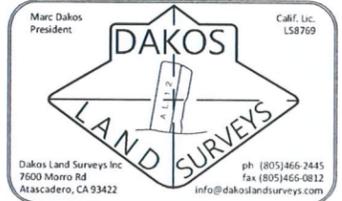
RESIDENTIAL RURAL

APN

039-251-008

NOTES

1. THE SUBJECT LOT HAS NUMEROUS OAKS; ALL TREES TO REMAIN.
2. THE CONTOUR LINES SHOWN HEREON ARE BASED ON USGS TOPO MAPS AND ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PRELIMINARY TITLE REPORT USED IN THE PREPARATION OF THIS MAP IS FIRST AMERICAN TITLE COMPANY ORDER # 4001-5195801 DATED MAY 27, 2016.



TENTATIVE PARCEL MAP

CO 16-0159

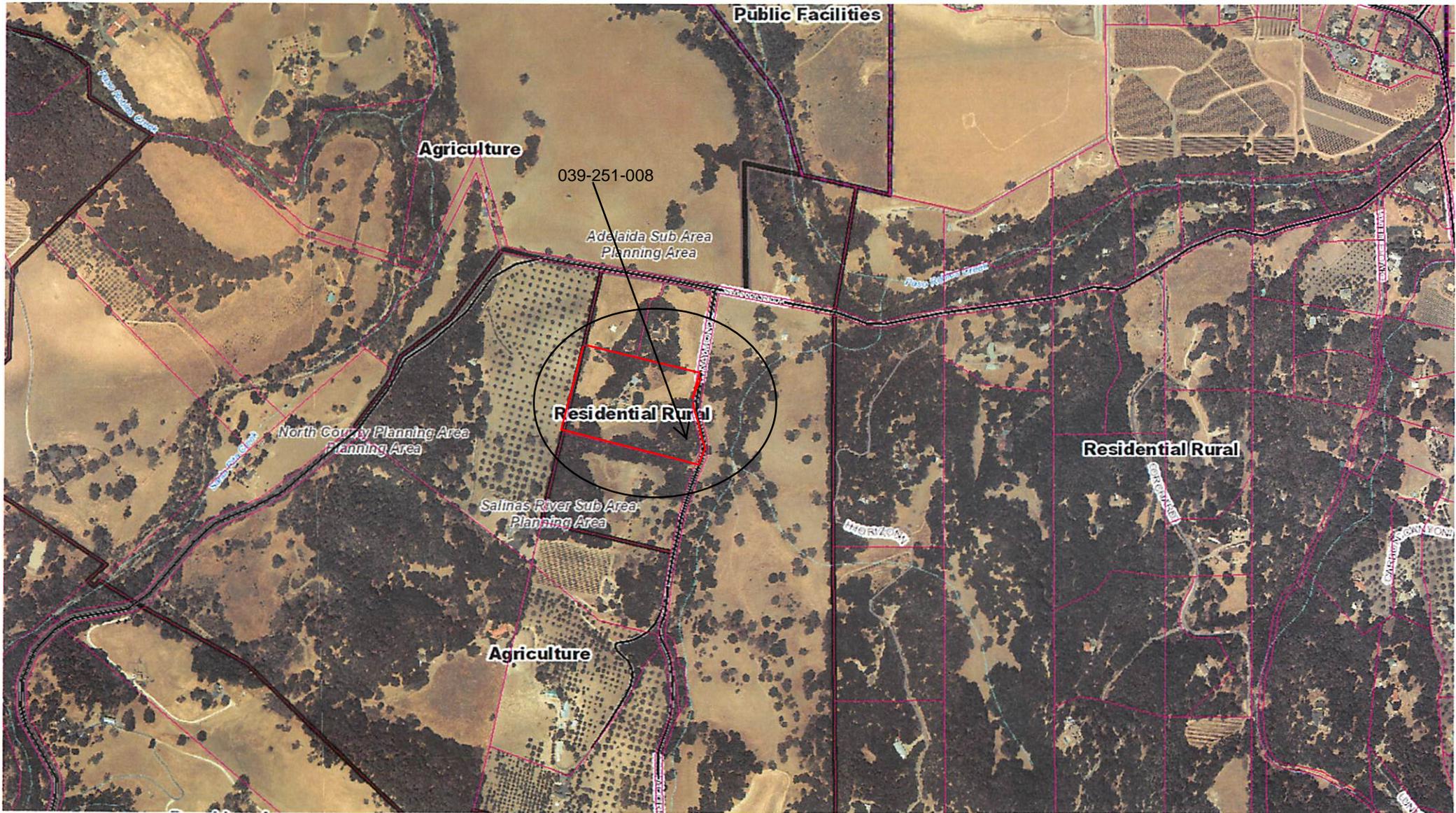
Site: 1946 Raymond Ave

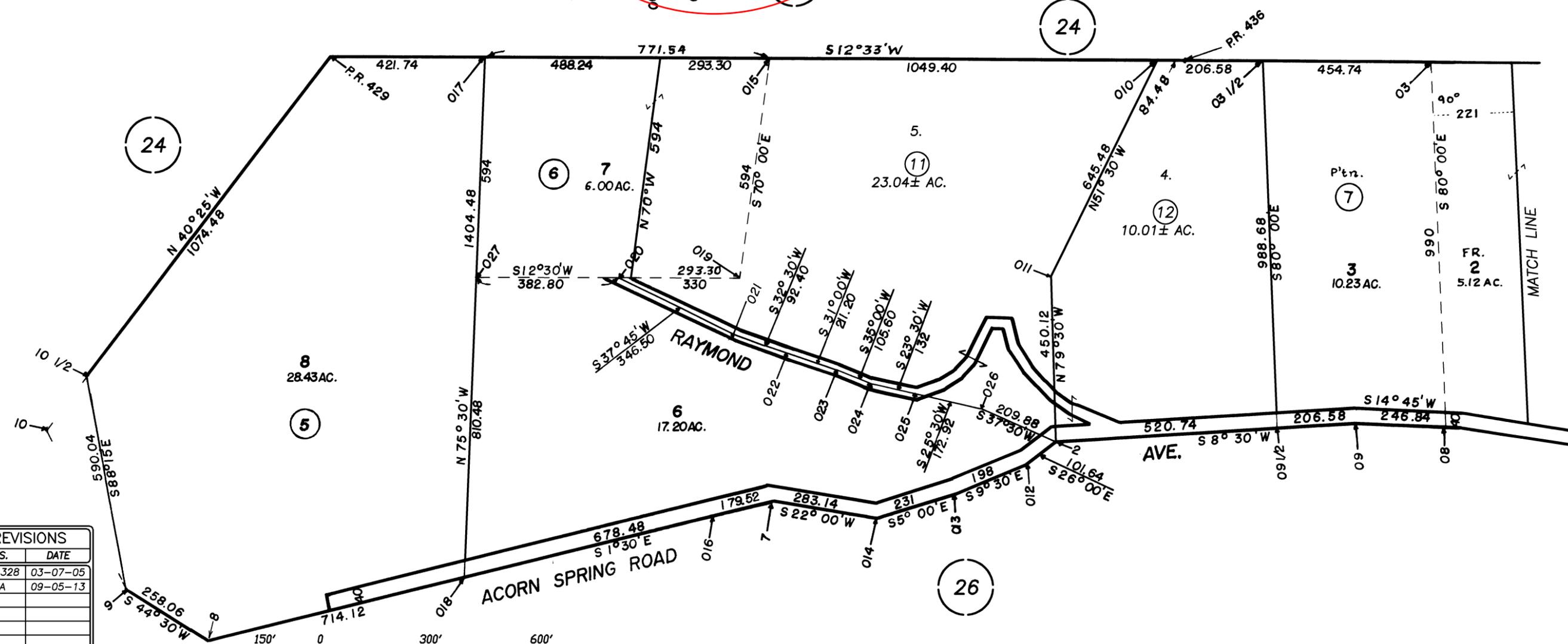
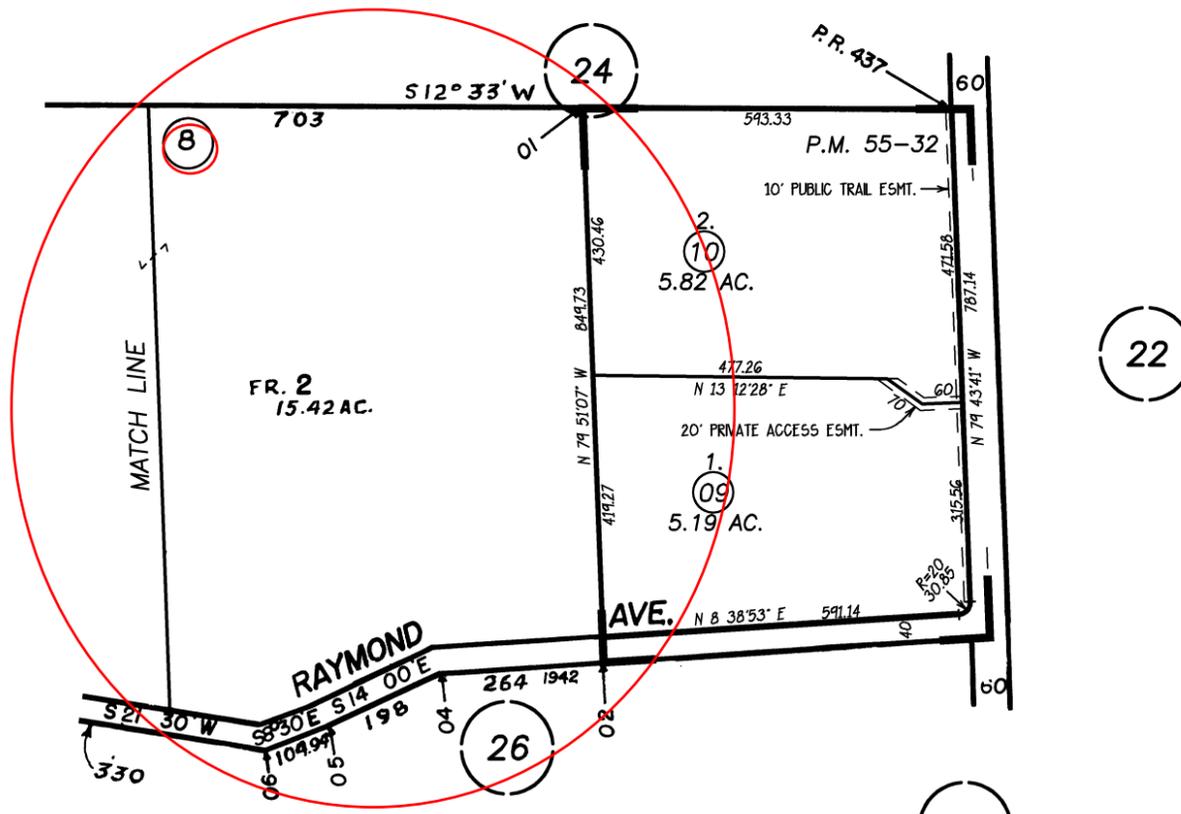
Requested By: Romayne and Larry Rose



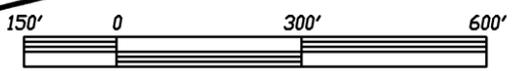
SUBDIVISION OF PORTION OF LOT 2 OF TEMPLETON HEIGHTS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 2/MB/19 DESCRIBED IN CERTIFICATE OF COMPLIANCE 2002-067404 O.R.

APN(S):	039-251-008
DATE:	June, 2016; Rev. 6-29-19
FILENAME:	16-041 Rose Raymond TPM
Drafter:	DD
Scale:	1"=60'
Project:	16-041
Job:	16-041
Sheet:	1 of 1





REVISIONS	
I.S.	DATE
05-328	03-07-05
NA	09-05-13



GB
01-22-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 039-251-008

7/29/2016
1:34:04PM

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 ROSE LARRY M
 1946 RAYMOND AVE TEMPLETON CA 93465-8732

OWN ROSE LARRY M 1999 REVOCABLE TRUST

OWN SWANSON ROMAYNE T

OWN SWANSON ROMAYNE T OD LIVING TRUST A

Address Information

Status **Address**

P 01946 RAYMOND AV NCSAL

P 01942 RAYMOND AV NCSAL

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>
APV.C02-	0266	0001	North Cty. Plan	North County P				N		
TEMPHTS	0000	2P	North Cty. Plan	North County P	RR			Y		

Parcel Information

Status **Description**

Active TEMPLETON HTS PTN LT 2

Notes

Tax Districts

TEMPLETON
 SAN LUIS OBISPO JT(27,40)



Parcel Summary Report For Parcel # 039-251-008

7/29/2016
1:34:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

TEMPLETON PUBLIC
NO. 05
AREA NO. 21

Case Information

Case Number:

Case Status:

C7606 FNL Primary Parcel

Description:

ELECT SERVICE PANEL UPGRADE

PMT2002-15632 WIT Primary Parcel

Description:

ADD ALT SFD - 2269 SQ. FEET ADDITION/894 COVERED PORCH

PMT2002-18904 EXP Primary Parcel

Description:

CONST SECOND DU W/AT GAR D.O.# B193

PMT2002-18907 EXP Primary Parcel

Description:

CONST GRADING FOR SFD DO# B193

PMT2002-18909 EXP Primary Parcel

Description:

CONST SFD W/AT GAR -- D.O.# B194

PMT2002-18911 EXP Primary Parcel

Description:

MAJOR GRADING FOR SFD D.O.# B194

PMT2002-29347 FNL Primary Parcel

Description:

replace existing 1,000 gal septic tank with a1,500 gal tank leaving existing leach lines

PMT2005-01892 FNL Primary Parcel

Description:

REPLACEMENT SINGLE FAMILY DWELLING (REPLACEMENT PMT FOR PMT2002-15632)

S020039C RDD Primary Parcel

Description:

PROP 1 CERT OF COMP

SUB2016-00004 REC Primary Parcel

Description:

PROPOSED SUBDIVISION OF 1 PARCEL INTO 2 PARCELS