



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/11/07

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

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: SUB2007-00119, CO 07-0011 LEWIS- Divide 2 parcels into (4) 5 acre parcels for SFRs lots. 20 acre site located off Lewis Lane in SLO. APN: 044-541-010 and 011.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 12/23/07 please.

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

Parcel Map

DIVIDE TWO EXISTING PARCELS INTO  
FOUR 5 ACRE PARCELS FOR SFR LOTS.  
SLO/ EDNA BDP

AR RR

# GENERAL APPLICATION

San Luis Obispo County Department of Planning

## APPLICATION TYPE CHECK ALL THAT APPLY

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

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

Landowner Name Richard Lewis Daytime Phone (805) 440-4031  
 Mailing Address 7020 Lewis Lane, San Luis Obispo, CA Zip 93401  
 Email Address: \_\_\_\_\_

Applicant Name Same as above Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Westland Engineering, Inc. Daytime Phone (805) 541-2394  
 Mailing Address 3480 S. Higuera Street, Ste 130 Zip 93401  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 20 Acres Assessor Parcel Number(s): 044-541-010 & 044-541-011  
 Legal Description: Tract 486 U 1 Lot 10 & 11  
 Address of the project (if known): 7020 Lewis Lane, San Luis Obispo  
 Directions to the site - describe first with name of road providing primary access to the site, then  
 nearest roads, landmarks, etc.: County Club Drive to Lewis Lane

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Residence, farm buildings, agriculture and open land

## PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Divide two existing parcels  
into four 5 Acre parcels for SFR lots.

## LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all  
 statement here are true. I do hereby grant official representatives of the county authorization to  
 inspect the subject property.

Property owner signature [Signature] Date 9/5/07

## 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?: 5 Acres +/-  
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 10 Acres  
What will the property be used for after division: SFR  
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 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  
(Lots 3, 4 & 5)  
**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?: 30 Acres

**Describe existing and future access to the proposed project site:** Lewis Lane Existing & Future Access

**Surrounding land use:** What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):  
North: SFR South: Open Land  
East: AG West: SFR

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: Golden-State Water  
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 slop 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 mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits 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 of conversion of one or more dwellings (includes mobilehomes) 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

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: .30 acres  
Moderate slopes of 10-30%: 8.70 acres  
Steep slopes over 30%: 11.0 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: Agricultural & Residential
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: Edna Valley Road, Hwy 227, Depot Road, White Oak Lane

**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 Row Crops  
 Commercial/Office: explain \_\_\_\_\_  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 350 GPD x 4 = 1,400 GPD
4. How many service connections will be required? 4
5. Do operable water facilities exist on the site?  
 Yes       No      If yes, please describe: Residence & Barns
6. Has there been a sustained yield test on proposed or existing wells? Unknown  
 Yes       No      If yes please attach \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements? Unknown  
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 \_\_\_\_\_ GPM  
 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      **Not if designed, installed and maintained correctly**
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      (Site over one acre)

*(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      **Unknown**

**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: San Luis Garbage
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: San Luis Coastal Unified School District
2. Location of nearest police station: 1042 Walnut Street, San Luis Obispo
3. Location of nearest fire station: Cal-Fire 4671 Broad Street, San Luis Obispo
4. Location of nearest public transit stop: Unknown
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: Agriculture, Vacant Land, Barns & one house
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: 1) within the Agricultural land use category or 2) your site is 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: \_\_\_\_\_  
Much open land too steep to farm

**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 **Land division, then SFR**  
If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No **Unknown**  
If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

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

\* 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: Not available at this time
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): \_\_\_\_\_

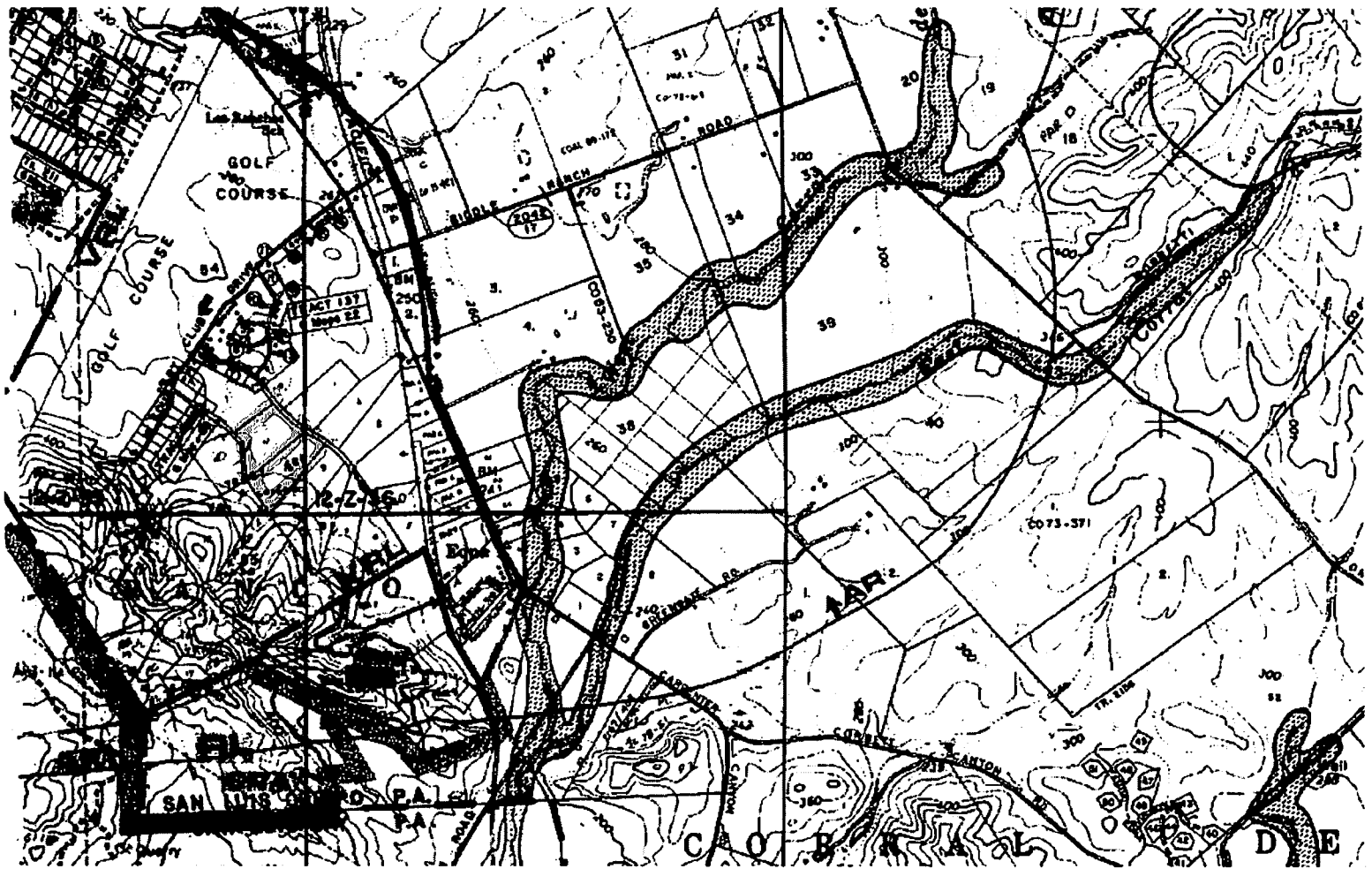
**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SFR building at later date

*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*











# Parcel Summary Report For Parcel # 044-541-010

12/11/2007  
1:14:47PM

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### Address Information

Status P Address 00000 LEWIS LN EDNA

### Lot Information:

Community: EDNA  
Planning Area: SLO

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	486 U1	0000	0010	Y	RR / AR	BD	

### People Information

Role Name and Address  
OWN LEWIS FREDRICK G

OWN LEWIS FREDRICK G TRUST

OWN LEWIS FREDRICK G TRUST

OWN LEWIS RICHARD W

OWN LEWIS RICHARD W TRUST

OWN LEWIS RICHARD W TRUST

OWN SEITZ LINDA L

### Notes

### Phone Numbers and Contact info



# Parcel Summary Report For Parcel # 044-541-010

12/11/2007  
1:14:47PM

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 486 U 1 LT 10

### Notes