



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/6/09

TO: _____

FROM: Airlin Singewald and Brian Pedrotti, Current Planning Division

PROJECT DESCRIPTION: SUB2008-00048, TR 3007 WARDEN- TRACT MAP with CUP for a residential ag cluster subdivision with 21 lots. Site located off Los Osos Valley Road, in San Luis Obispo on 535.28 acres. APNs: 067-181-016, 018 and 020.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 1/21/09 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

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

SUB2008-00048 TR08-3007 WARDEN R DONA

Conc. Tract Map w/ CUP

RESIDENTIAL CLUSTER SUBDIVISION WITH

21 LOTS

SLO/ RSLO

BDP

AG GS SRA

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Parcel Map
- Tract Map
- Condominium (new or conversion)
- Road Abandonment
- Road Name
- Reconsideration
- Cluster
- PUD
- Conditional Use Permit/Development Plan

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Warden Family Trust Daytime Phone _____
 Mailing Address 7515 Los Osos Valley Road, SLO Zip 93405
 Email Address: _____

Applicant Name Warden, Trustee Daytime Phone _____
 Mailing Address 7515 Los Osos Valley Road, SLO Zip 93405
 Email Address: _____

Agent Name RRM Design Group Daytime Phone 543-1794
 Mailing Address 3765 S. Higuera St., Suite 102 Zip 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 535.28 acres Assessor Parcel Number(s): 067-181-016/-018/-020

Legal Description: Please refer to attached Title Report

Address of the project (if known): 7515 Los Osos Valley Road, SLO CA 93405

Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: West on Los Osos Valley Road from Foothill Blvd., approximately 1 mile then left at entrance Highland Ranch.

Describe current uses, existing structures, and other improvements and vegetation on the property: 181 acres irrigated row crops, 342 acres cattle grazing, 1 primary residence, 5 mobile homes, 2 cabins, and 6 barns.

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): 20 agriculture cluster residential home sites, with community water and community sewer (septic field).

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 12-23-08

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

PUD / CLUSTER APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information: What is the proposed density or parcel size?: _____

Number of existing lots, parcels or certificates: 3 parcels/7 certificates Existing parcel sizes: 535.28 acres

What will the property be used for after division: _____

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. (Copies of Certificates)

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 and future access will be from Los Osos Valley Road

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: Agriculture

West: Agriculture

Proposed water source: On-site well Shared well Other water/sewer from
 Community System - List the agency or company responsible for provision: well

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

Proposed sewage disposal: Individual on-site system Other water/sewer from well
 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: Private Roads are proposed

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 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: N/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".

Planned Development / Condominium Information: N/A

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

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: 211 acres
Moderate slopes of 10-30%: 154 acres
Steep slopes over 30%: 170 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Unnamed tributaries flow northerly through the site
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 grading for roads, ag facilities and quarry
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: Los Osos Valley Road

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
Name of Solid Waste Disposal Company: Mission County Disposal
3. Where is the waste disposal storage in relation to buildings? Individual receptacles
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: Walnut Street/Osos Street
3. Location of nearest fire station: CAL Fire 635 N.Santa Rosa St. San Luis Obispo, CA
4. Location of nearest public transit stop: Valle Vista PL./LOVR & Blarney Ave/Foothill Blvd.
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: Working cattle ranch and farm for 140 years, prior to that chumash in the region.
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: Cultural material suggests a small village
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: _____
See Project Description

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): See Project Description
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*: See Project Description

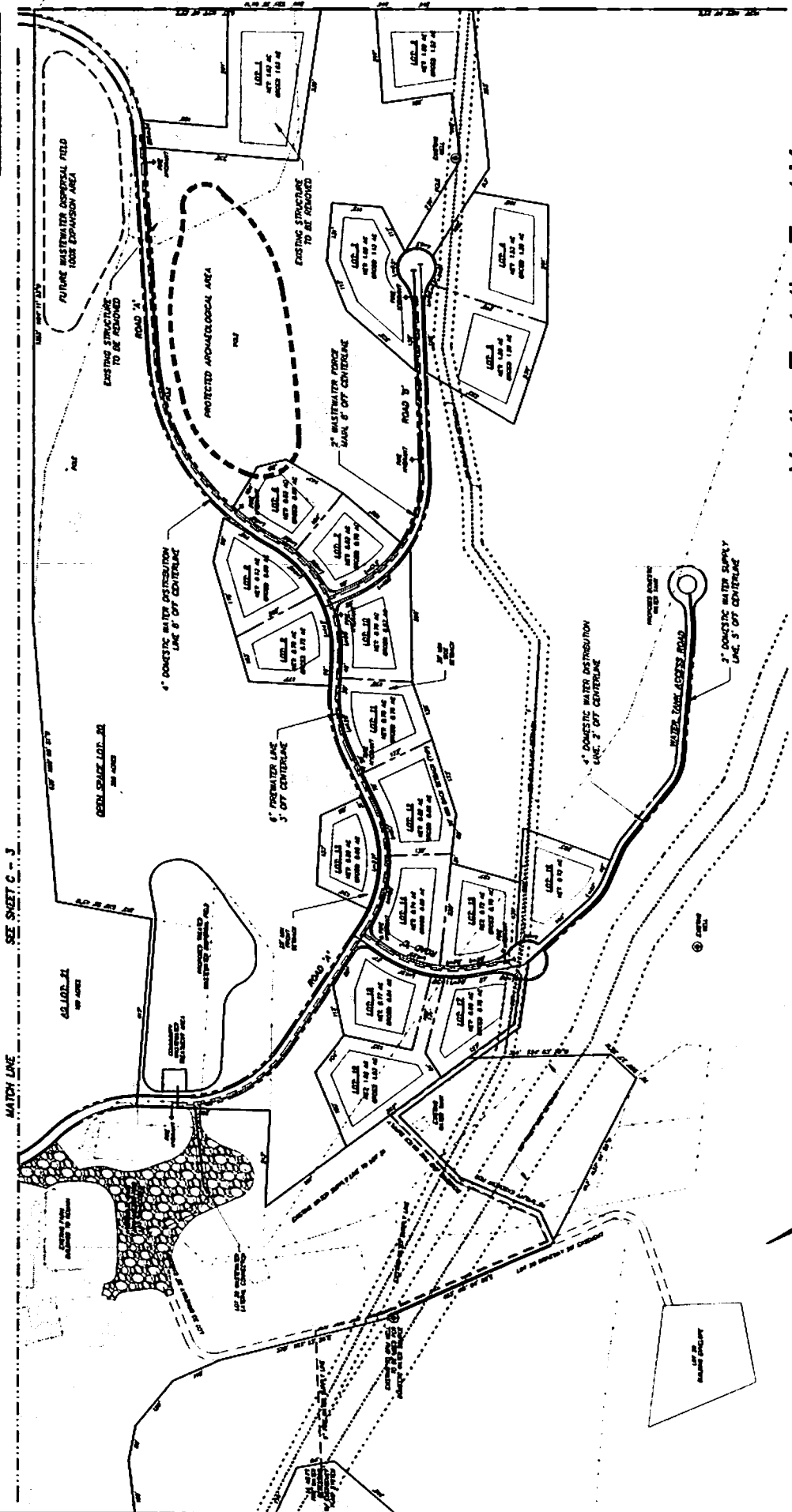
* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

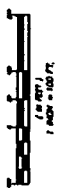
1. List any mitigation measures that you propose to lessen the impacts associated with your project: See Project Description
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: See Project Description; Special Status Plants and Indian Paint Brush
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): See Project Description: County Building and Planning, Army Corps, Department of Fish and Game, and County Environmental Health
(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)

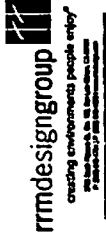


Vesting Tentative Tract Map
Highland Ranch Ag Cluster (C-4)
 Tract 3007, San Luis Obispo County
 December 23, 2008 SHEET: 4 of 6



Vesting Tentative Tract Map No. 3007

HIGHLAND RANCH AG CLUSTER San Luis Obispo County, California



APPLICANT

Don Warden
7515 Los Ocos Valley Road
San Luis Obispo, CA 93401

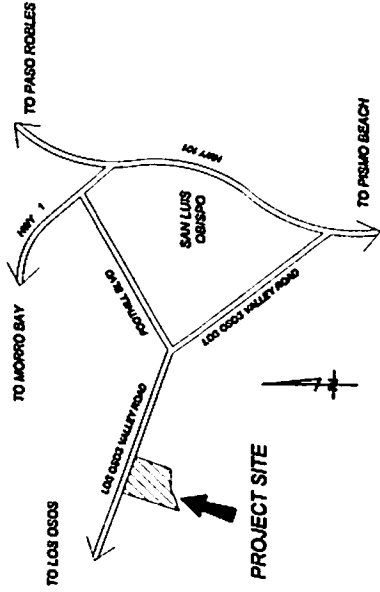
PROJECT STATISTICS

OPEN SPACE	320 AC
AGRICULTURE	180 AC
RESIDENTIAL LOTS	20 AC
ROADS	2 AC
COMMON LOTS	4 AC
TOTAL	633 AC

PARCEL INFORMATION

LOT 44 AND PORTIONS OF LOT 43 AND 47 OF THE SUBDIVISION OF RANCHOS CANADA DE LOS OCOS AND LA LAGUNA, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS RECORDED IN MAP BOOK A, PAGE 85 OF MAPS

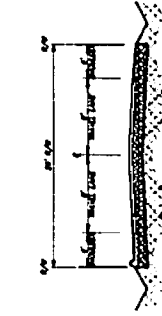
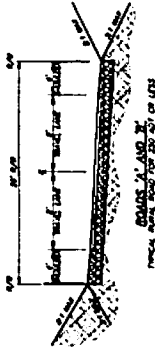
VICINITY MAP



TYPICAL ROAD SECTION

PROPOSED PRIVATE ROAD DESIGN PARAMETERS:

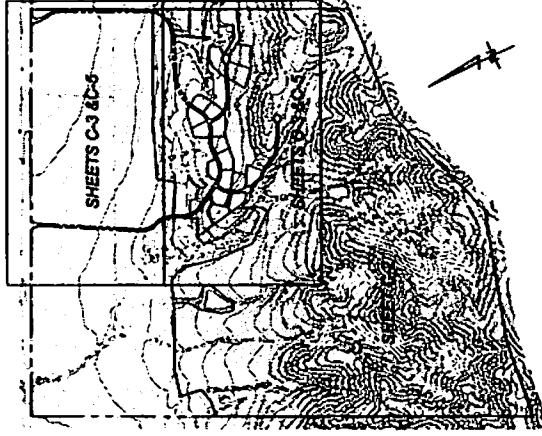
- 20 MPH DESIGN SPEED
- TERRAIN = MOUNTAINOUS
- COMPLIANCE WITH CAL FIRE CURVE RADIUS STANDARDS



UTILITIES

- ELECTRIC.....PACIFIC GAS & ELECTRIC COMPANY
- TELEPHONE.....AT & T
- CABLE.....CHARTER COMMUNICATIONS
- GAS.....THE GAS COMPANY
- SEWER.....PRIVATE COLLECTION & TREATMENT
- WATER.....PRIVATE SUPPLY AND DISTRIBUTION

KEY MAP

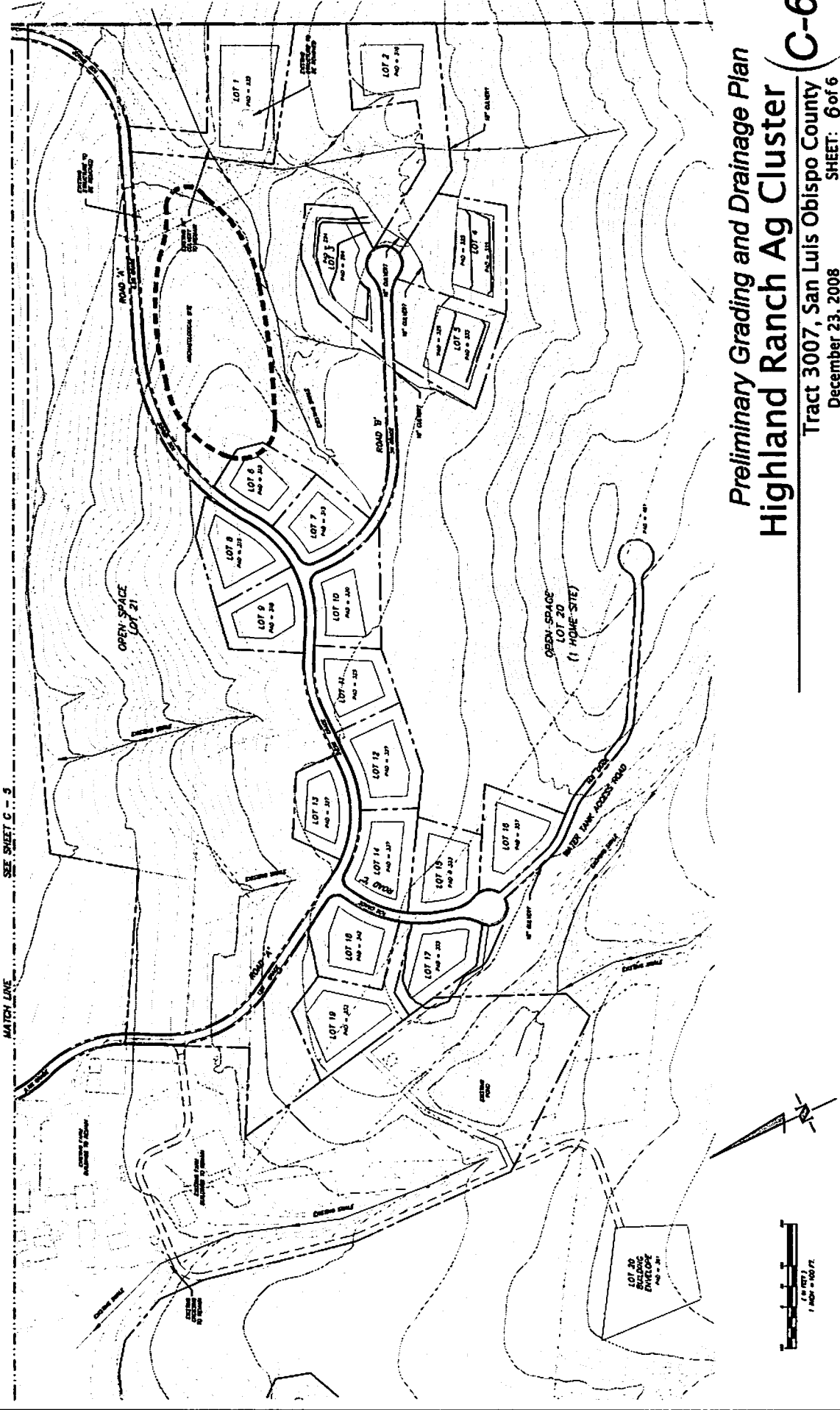


SHEET INDEX

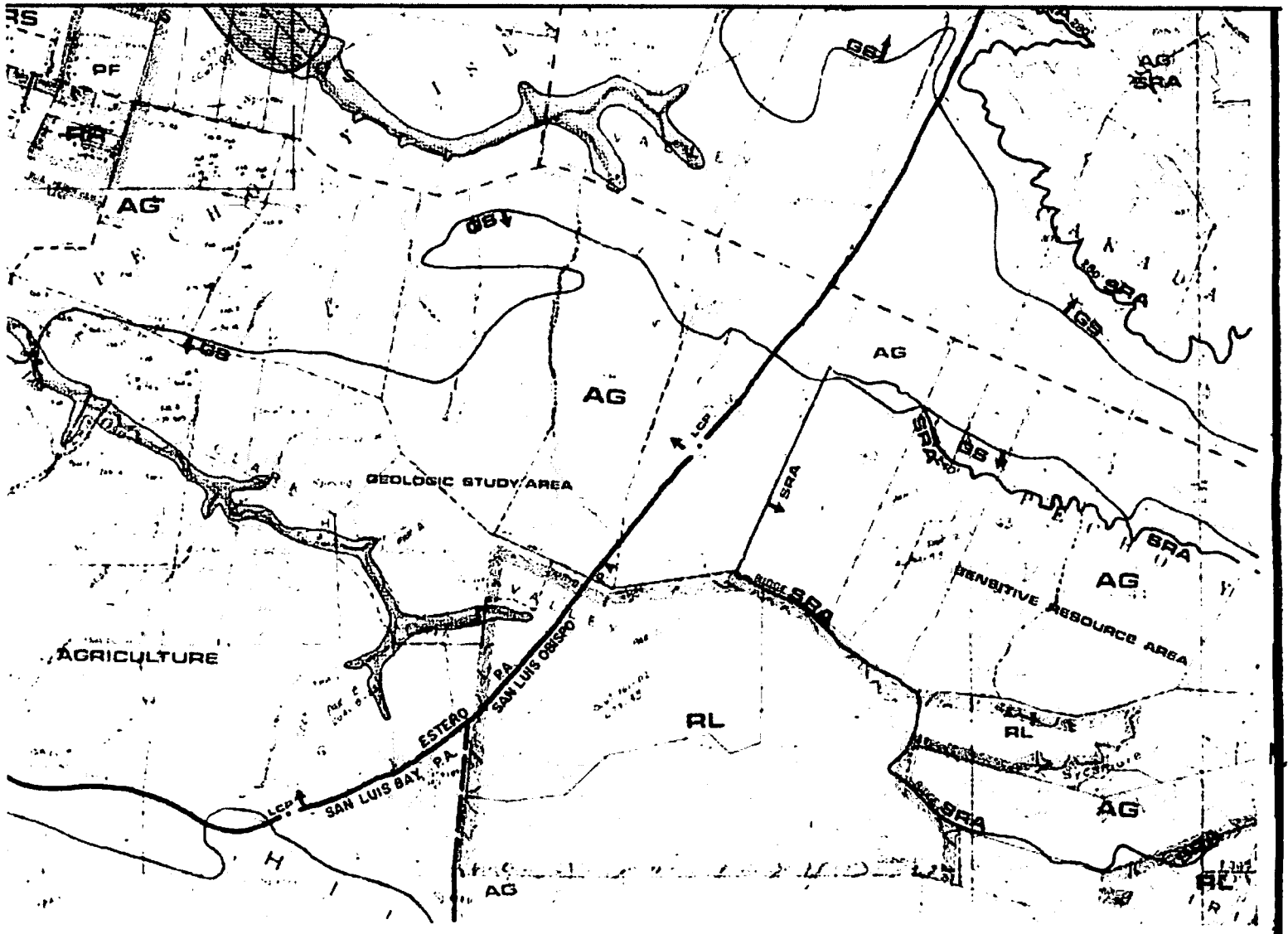
- C-1.....TITLE SHEET
- C-2.....BOUNDARY MAP
- C-3.....VESTING TENTATIVE TRACT MAP
- C-4.....VESTING TENTATIVE TRACT MAP
- C-5.....PRELIM. GRADING & DRAINAGE PLAN
- C-6.....PRELIM. GRADING & DRAINAGE PLAN

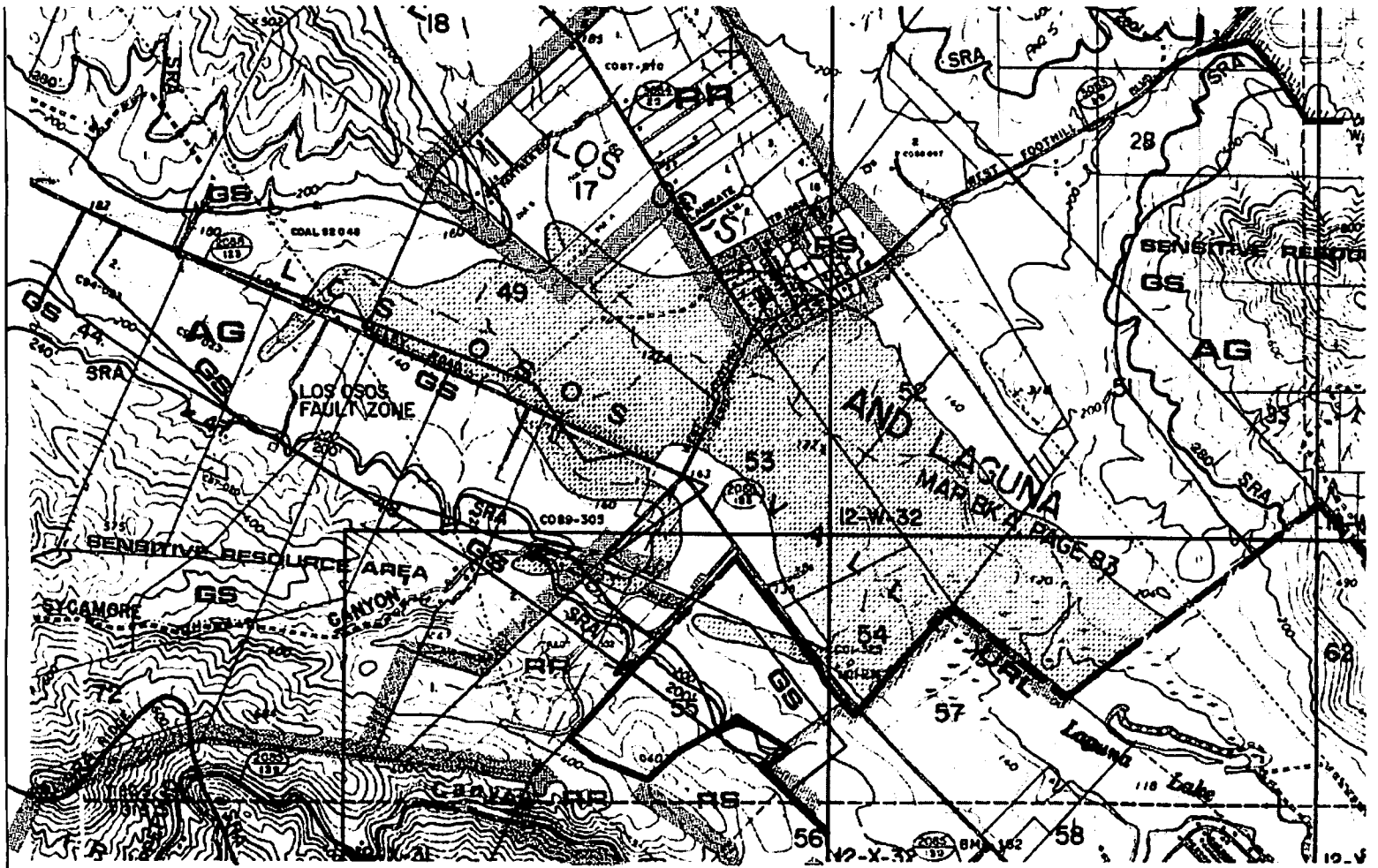
Title Sheet Highland Ranch Ag Cluster (C-1)

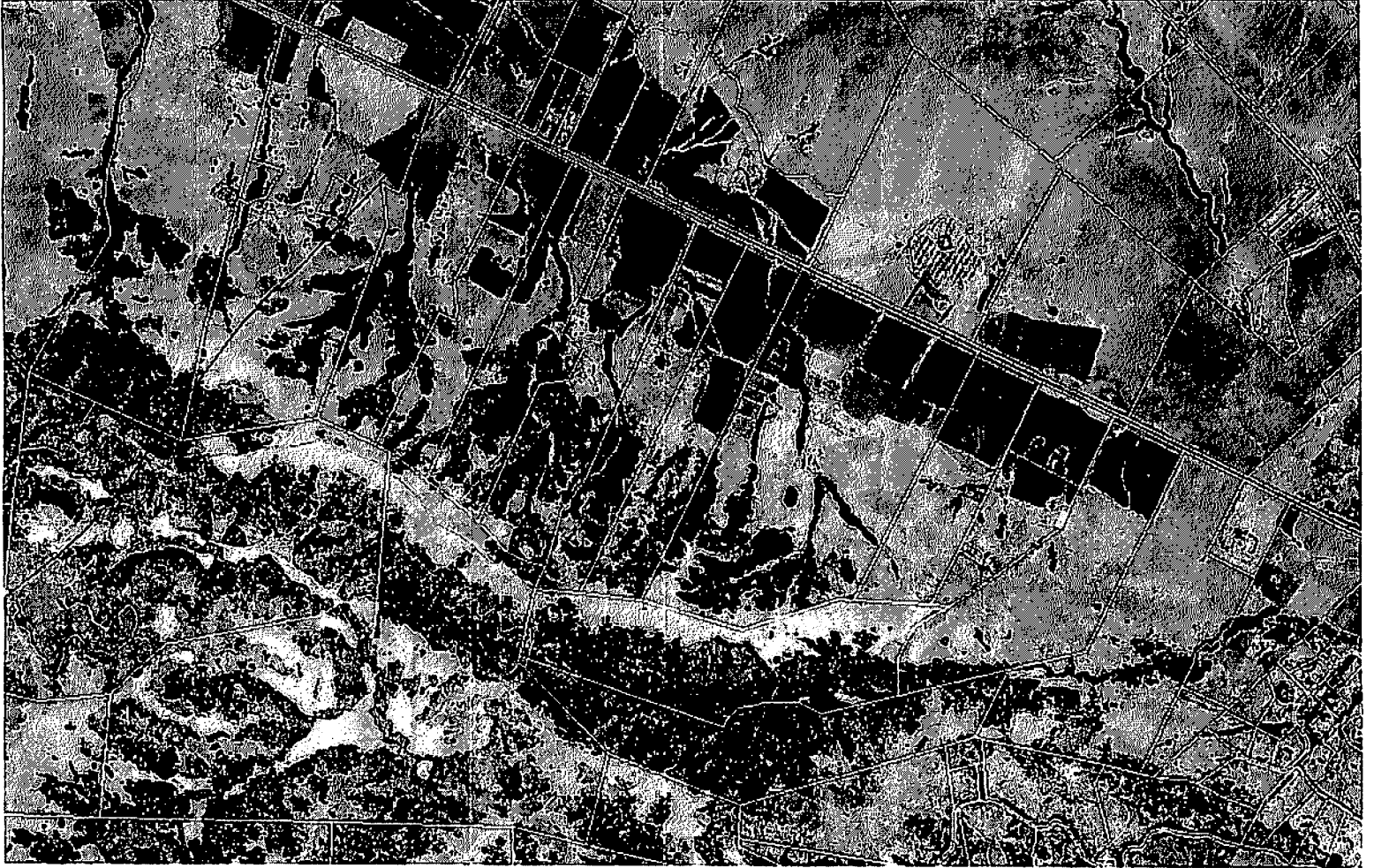
Tract 3007, San Luis Obispo County
December 23, 2008
SHEET: 1 of 6



Preliminary Grading and Drainage Plan
Highland Ranch Ag Cluster (C-6)
 Tract 3007, San Luis Obispo County
 December 23, 2008 SHEET: 6 of 6









Parcel Summary Report For Parcel # 067-181-016

San Luis Obispo County Department of Planning and Building

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

Address Information

Status	Address
P	06895 LOS OSOS VALLEY RD RSLO
A	00000 LOS OSOS VALLEY RD RSLO
P	06885 LOS OSOS VALLEY RD RSLO

Lot Information:

Community: RSLO
Planning Area: SLO

<u>Lot Type</u>	<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	APV.C0	232	0001	Y			
T	APV.C0	232	0002	Y			
T	APV.C0	232	0003	Y			
T	GARCIA	0000	D	N	AG / SRA / GS	MB	

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	WARDEN R DONALD 7515 LOS OSOS VALLEY RD SLO CA 93405-7833		
OWN	WARDEN FAMILY TRUST		
OWN	WARDEN MARILYN R		
OWN	WARDEN ROBERT D		

Parcel Summary Report For Parcel # 067-181-016

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>	<u>Notes</u>
Active	RHO LS OSOS & LL	GARCIA TR PTN LT D

