



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2010

TO: _____

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2010-00020 PL 10-0094 SLO WATER CONSERVANCY/ Public Lot- Parcel map to create public lot for sale to adjoining property owner. Site located off Jessica Place in Nipomo. APN: portion of 092-157-025.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/9/2010 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 FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name County of San Luis Obispo Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Applicant Name Department of Public Works Daytime Phone _____
 Mailing Address County Gov't Center, Rm 207, SLO, CA Zip Code 93408
 Email Address: _____

Agent Name Phil Acosta - Right of Way Agent Daytime Phone 781-5290
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 0.62 acre Assessor Parcel Number(s): 092-157-025 (portion)

Legal Description: (see attached Exhibits A & B)

Address of the project (if known): adjacent to 870 Jessica Pl., Nipomo, 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.: Highway 101 So. to Tefft St. - west/SW to Orchard hwy then left(S/E) to Division St. - left (W/E) to Jessica St. - Right (S/E) to 870 Jessica Pl. Nipomo

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

Former Rosana Pl. "stub" right of way - vacated by BOS Resolution # 99-458, Recorded 11/10/1999, Document no 1999-080115. Primarily vacant.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Proposal to declare portion of right of way surplus to allow sale to adjoining owner. See Contiguity Report - file # SUB 2009-00041

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 *Phil Acosta* Date 08/18/2010

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> by Ordinance?

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
Jessica Pl. Nipomo, identified as Assessor Parcel Number
092-157-025 (portion), for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: Public Lot - County Surplus (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: _____
Daytime Telephone Number: _____
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

Person or entity granting consent:

Print Name: Dave Flynn, Deputy Public Works Director

Print Address: County Government Center, Room 207, SLO, CA 93408

Daytime Telephone Number: _____

Signature of landowner: [Signature] Date: 08/18/2010
for Dave Flynn

Authorized agent:

Print Name: Phil Acosta (Right of Way Agent)

Print Address: County Government Center, Room 207, SLO, CA 93408

Daytime Telephone Number: _____

Signature of authorized agent: [Signature] Date: 08/18/2010

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: .062 acre
 Number of existing lots, parcels or certificates: 1 Existing parcel sizes: +/- .86 Ac.
 What will the property be used for after division: Plottage to adjoining property (APN 092-157-024)
 Is the property part of a previous subdivision that you filed? Yes No - Not by County
 If Yes, what was the map number: Tract No: 1661 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? County proposes to sell .062 ac portion of existing .86 ac property (APN 092-157-025)
 Describe existing and future access to the proposed project site: Access from Jessica Pl.

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

North: Street & Residential South: Commercial
 East: County Drainage Facility West: Residential

Proposed water source: On-site well Shared well Other N/A
 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 N/A
 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: _____

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 Public Works proposes to sell .062 ac portion of .86 ac County property. Portion to be sold is for plottage to APN 092-157-024. County Counsel (Jim Oxton by way of Pat Foran) has suggested that a Public lot determination is necessary per County Code Section 21.02.010 (a) (9). Also suggested input from Planning on whether voluntary merger (to APN 092-157-024) is necessary.

Quimby Ordinance (Section 21.09.010, et seq., of Title 21): *N/A*

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:

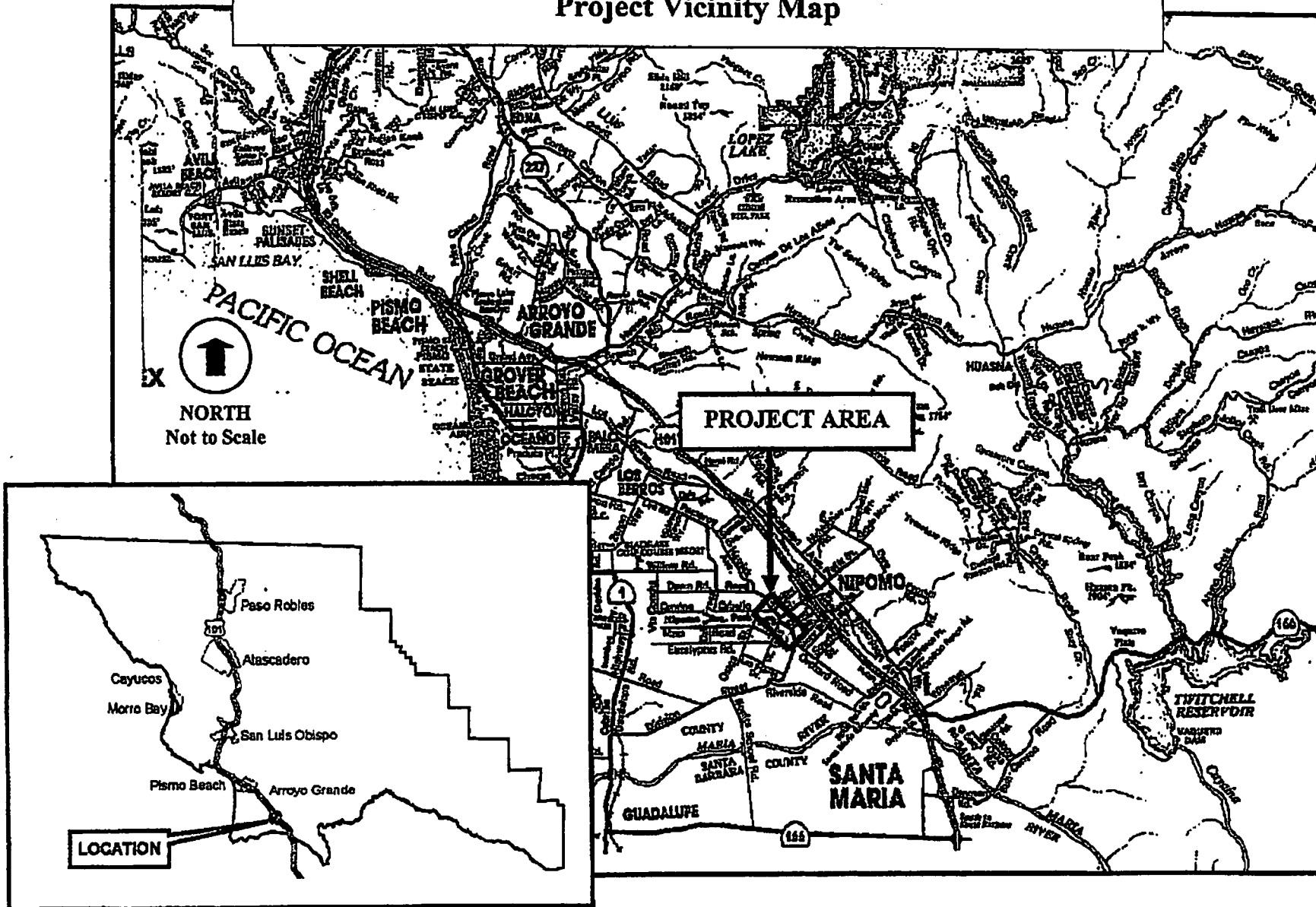
Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23): *N/A*

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".

Disposal of County Surplus Land, Rosana Place Project Vicinity Map



Vicinity Map
FIGURE 1

Legal Description of Rosana Pl. County Surplus

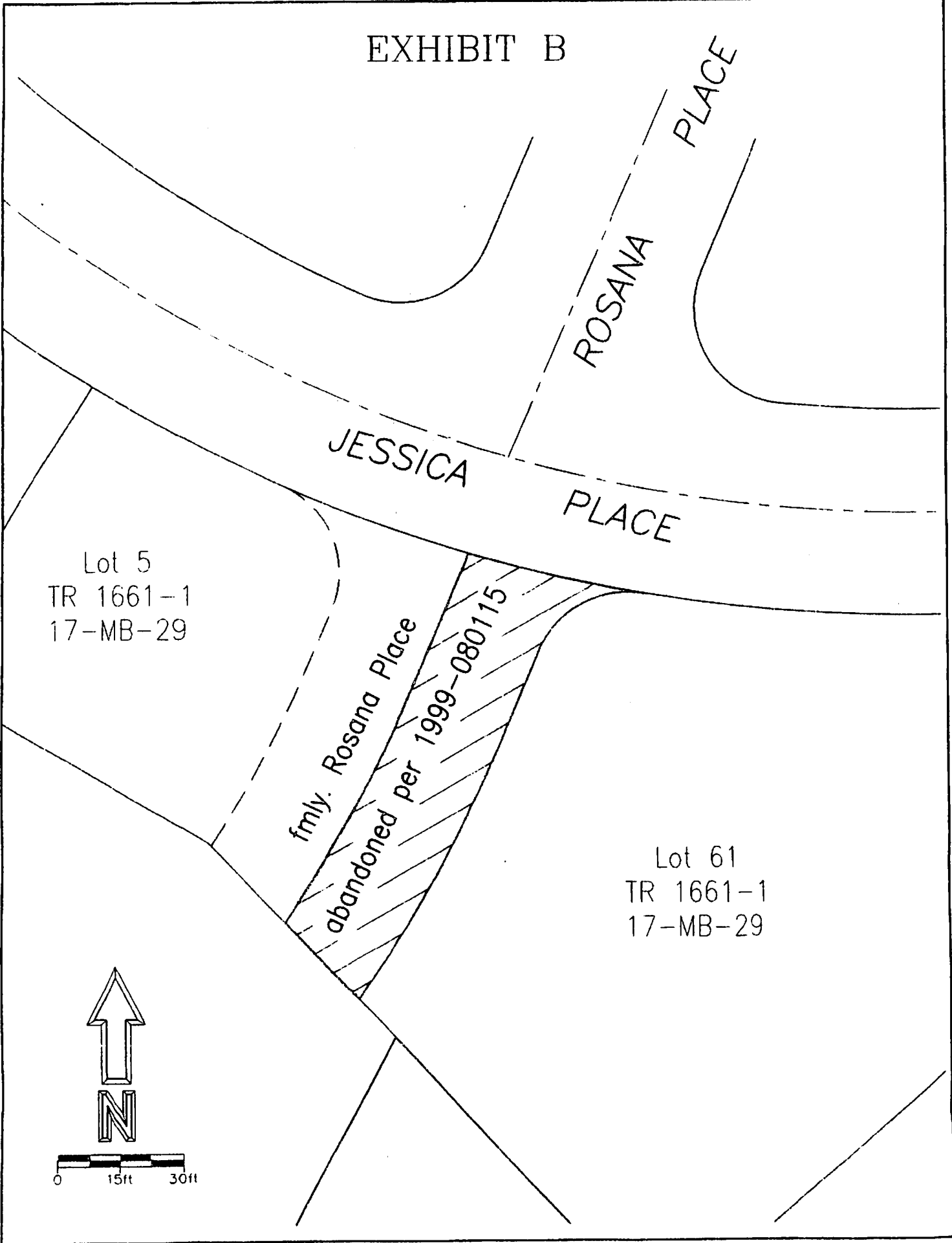
EXHIBIT A

All that portion of Rosana Place as shown on the map of Tract 1661- Phase 1 as shown in Book 17 of Maps at Page 29, recorded July 28, 1994 in the office of the County Recorder, County of San Luis Obispo, State of California abandoned by the San Luis Obispo County Board of Supervisor's Resolution No. 99-458 and recorded November 10, 1999 in Document No. 1999-080115 in the office of said County Recorder that would pass by conveyance of Lot 61 of said Tract.



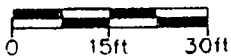
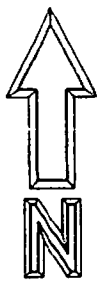
Douglas A. Rion

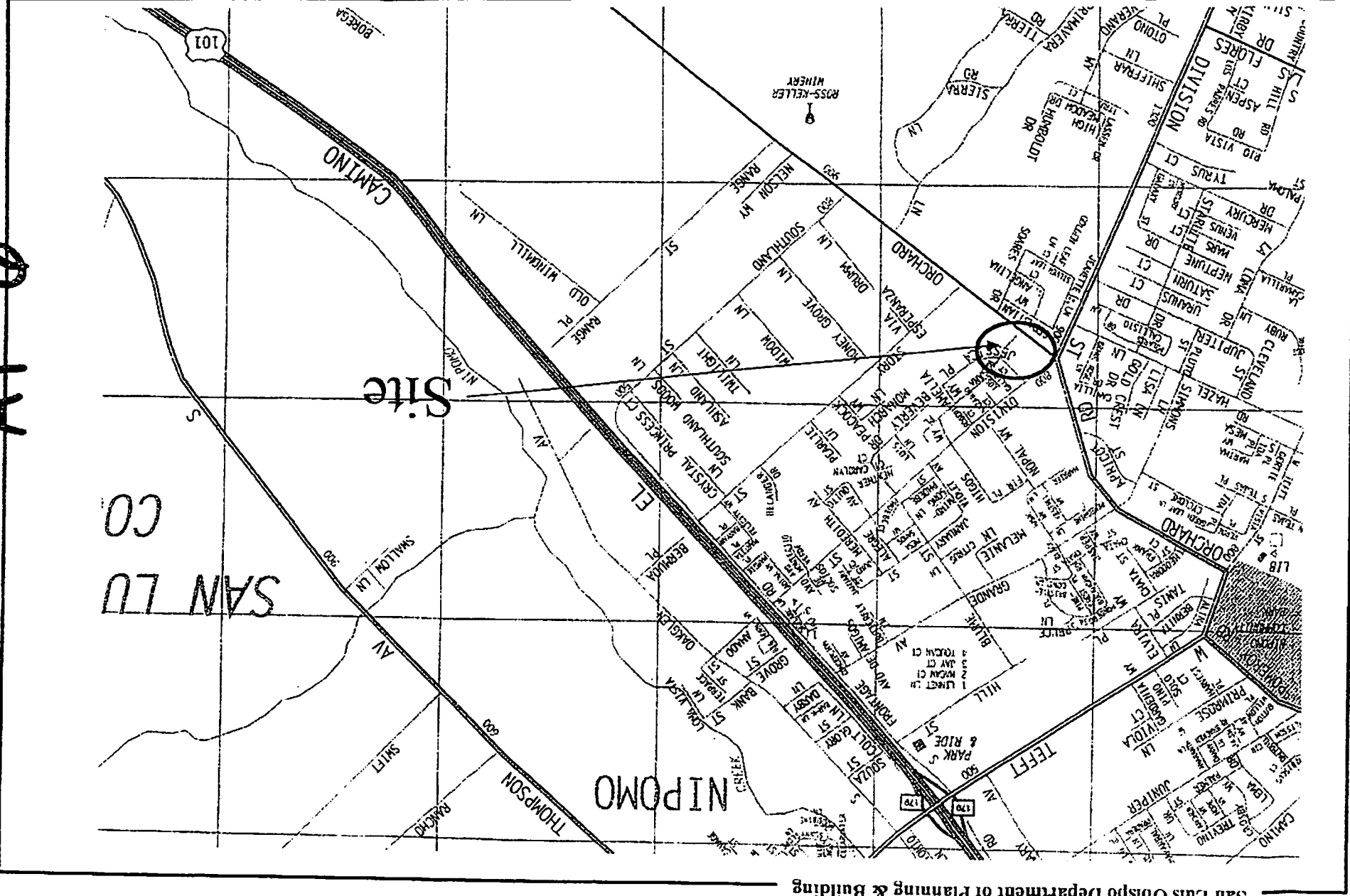
EXHIBIT B



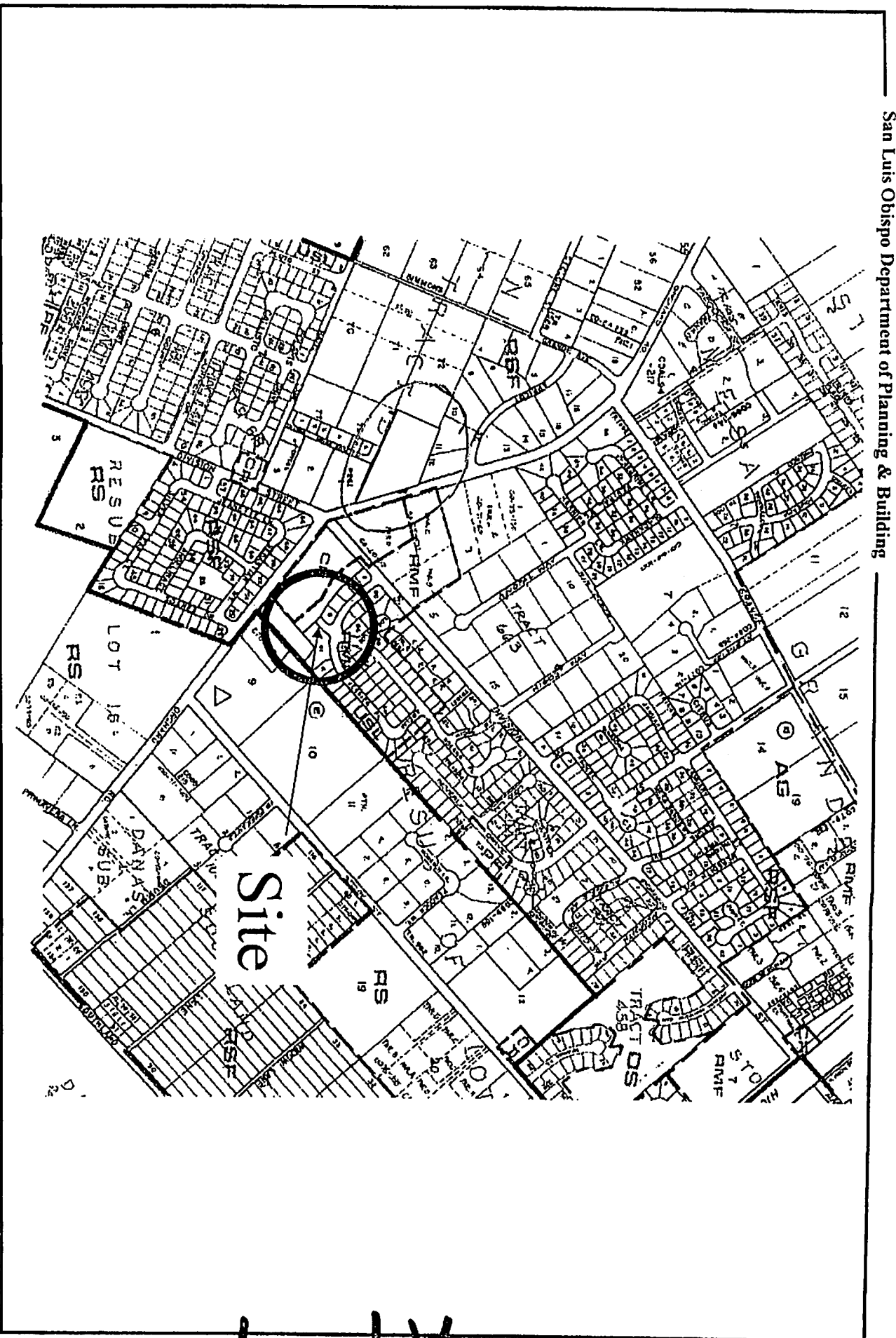
Lot 5
TR 1661-1
17-MB-29

Lot 61
TR 1661-1
17-MB-29





AI-6



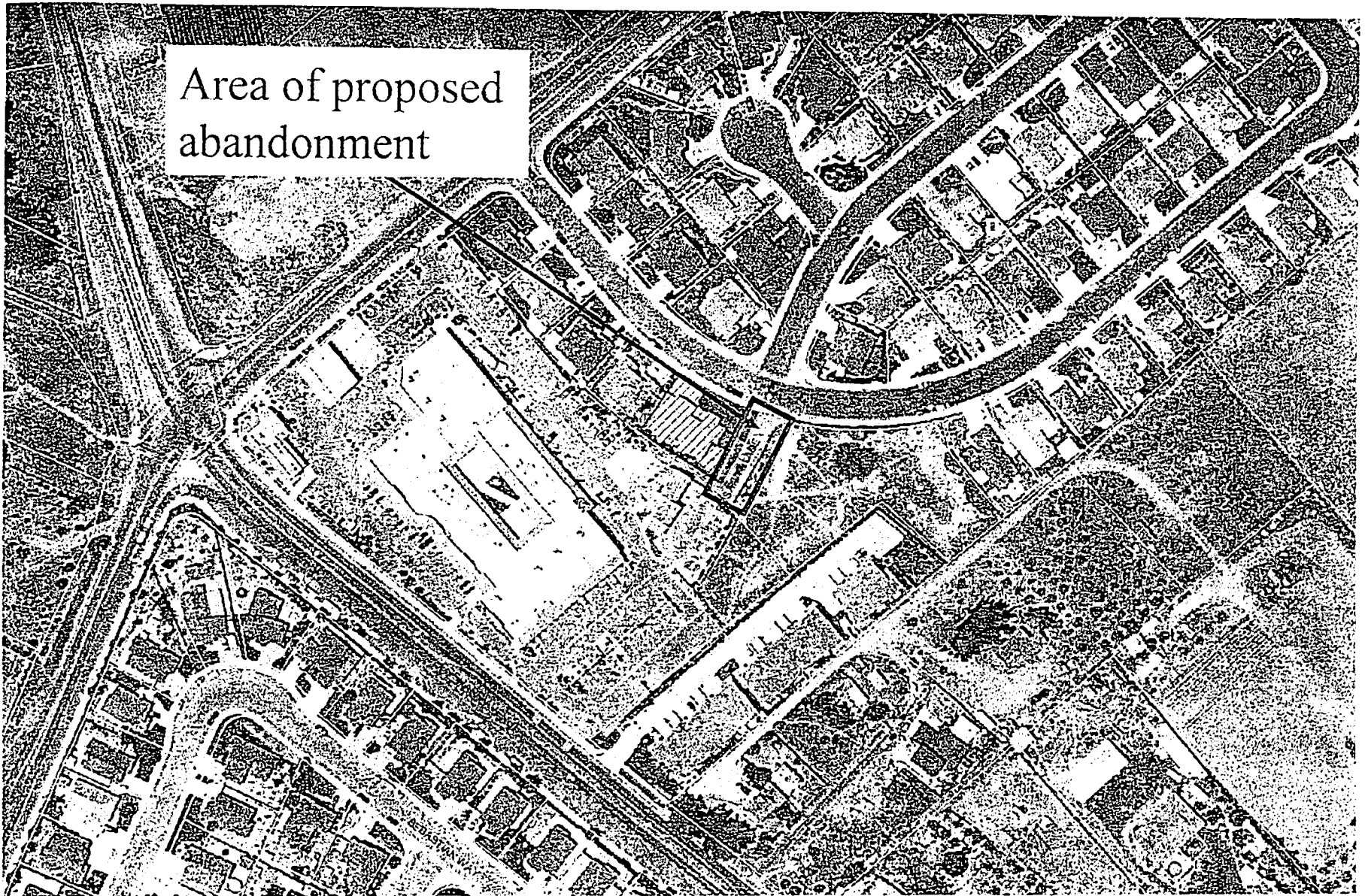
A1-7

County Public Works Department
SUB 2009-00058



Exhibit
Land Use Category Map

Area of proposed
abandonment



A-1-B

County ^{Project} Public Works Department
SUB 2009-00058



Exhibit
Aerial Photo

AI-9

San Luis Obispo Department of Planning & Building

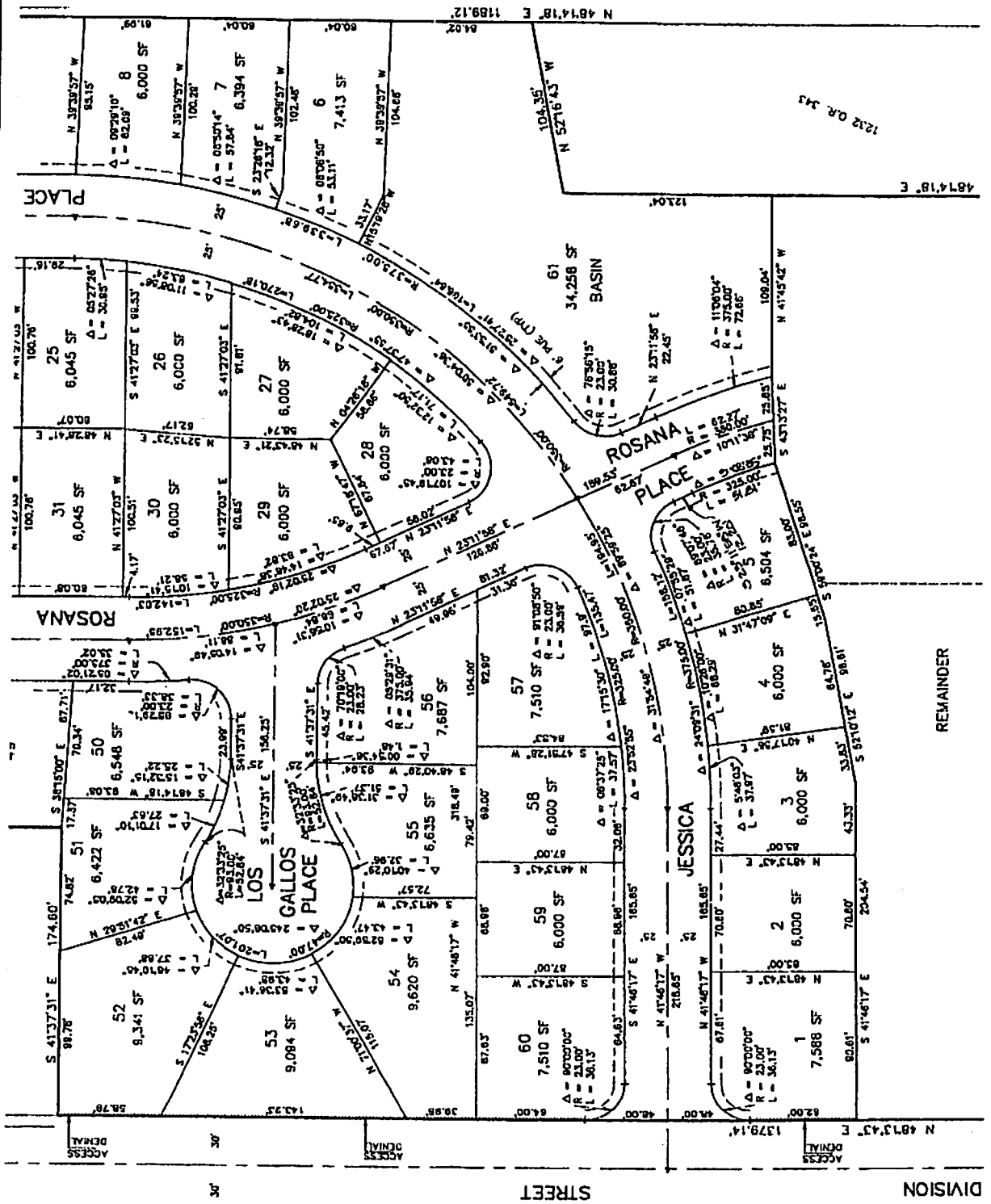


Exhibit
Tract 1661 map

County Public Works Department
SUB 2009-00058



Parcel Summary Report For Parcel # 092-157-025

8/25/2010
3:53:59PM

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 SLO CO FLOOD CONTROL

OWN SLO WATER CONSERVATION DISTRICT

Address Information

Status Address
00864 JESSICA PL NIPO

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>
1661 U1	0000	0061	Nipomo	South County	RMF			Y	BO	

Parcel Information

Status Description
Active TR 1661 PH 1 LT 61 & PTN RD

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
COASTAL SAN LUIS RESOURCE CONSV.
COUNTY-ZONE NO. 16 FLOOD CONTROL
NIPOMO HWY. LIGHTING
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
NIPOMO COMM. SERVICE



Parcel Summary Report For Parcel # 092-157-025

8/25/2010
3:54:00PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

COD2009-00321

CLD

Primary Parcel

Description:

REPORTED UNLAWFUL FILLING OF FLOOD CONTROL BASIN

SUB2010-00020

REC

Primary Parcel

Description:

PARCEL MAP TO CREATE PUBLIC LOT FOR SALE TO ADJOINING PROPERTY OWNER

S880135T

RDD

Related Parcel

Description:

SUBDIVISION OF 65 LOTS (2 PHASES)

S900162N

RDD

Related Parcel

Description:

PROP RD NAMES FOR (TR-1661)

S980175R

RDD

Related Parcel

Description:

ABANDONMENT OF PORTION OF ROSANA PLACE

SUB2009-00058

HRG

Related Parcel

Description:

ROAD ABANDONMENT BY PUBLIC WORKS