



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/14/2010

TO: _____

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: SUB2010-00031 CO 10-0085 SPEIZER- 3 lot parcel map located on 124.46 acres, off Orcutt Road in SLO. APN: 044-233-012.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/29/2010 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

SUB2010-00031 CO10-0085 SPEIZER A TERR

Parcel Map

PARCEL MAP 3 PARCELS

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Lot Line Adjustment SLO/ RSLO
 Receiving Site Sending Site AG
 Reversion to Acreage Reconsideration Condominium (new or conversion)
 Voluntary Merger Certificate of Compliance

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Mr. A. Terry Speizer Daytime Phone 805-801-9463
Mailing Address 1141 Longview Avenue, Pismo Beach, CA Zip Code 93449
Email Address: _____

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

Agent Name Oasis Associates, Inc. c/o C.M. Florence, AICP Daytime Phone 805-541-4509
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 124.46 acres Assessor Parcel Number(s): APN 044-233-012
Legal Description: Parcel A of Parcel Map COAL 04-0054, Recorded February 24, 2005, Book 63 at page 54 & 55
Address of the project (if known): Orcutt Road, San Luis Obispo, CA 93401
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Broad Street south, left on Biddle Ranch Road, right on Orcutt Road, property is located on the right side

Describe current uses, existing structures, and other improvements and vegetation on the property:
The property is currently planted with safflower and has existing ag roads, a 3,000 square foot barn structure, and three (3) wells used for irrigation purposes.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Agricultural subdivision of the existing 124.46 acre parcel into three (3) parcels: Parcel 1 at 41.49 acres, Parcel 2 at 41.49 acres and Parcel 3 at 41.49

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 *A. Terry Speizer* Date 9/1/10
Mr. A. Terry Speizer

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?: Three (3) Parcels, each 41.49 acres in size

Number of existing lots, parcels or certificates: One (1) Existing parcel sizes: 124.46 acres

What will the property be used for after division: production agriculture

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: Existing access is from Orcutt Road on northeast corner of the site. ATE has analyzed the site and determined the location of the existing access is the preferred location.

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

North: Agriculture South: Agriculture

East: Agriculture West: Agriculture

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: CALFIRE

List available or proposed utilities: Gas Telephone Electricity (existing) 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)

Acres 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: +/-24.9 acres
Moderate slopes of 10-30%: +/-99.5 acres
Steep slopes over 30%: 0 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: Grading associated with ag activities and permitted barn
- 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: Portion of the property can be seen from Orcutt Road

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: _____
- 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: _____
- 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: Production agriculture
- 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): N/A
- 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
 See attached Preliminary Title Report

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): Tentative Parcel Map Approval

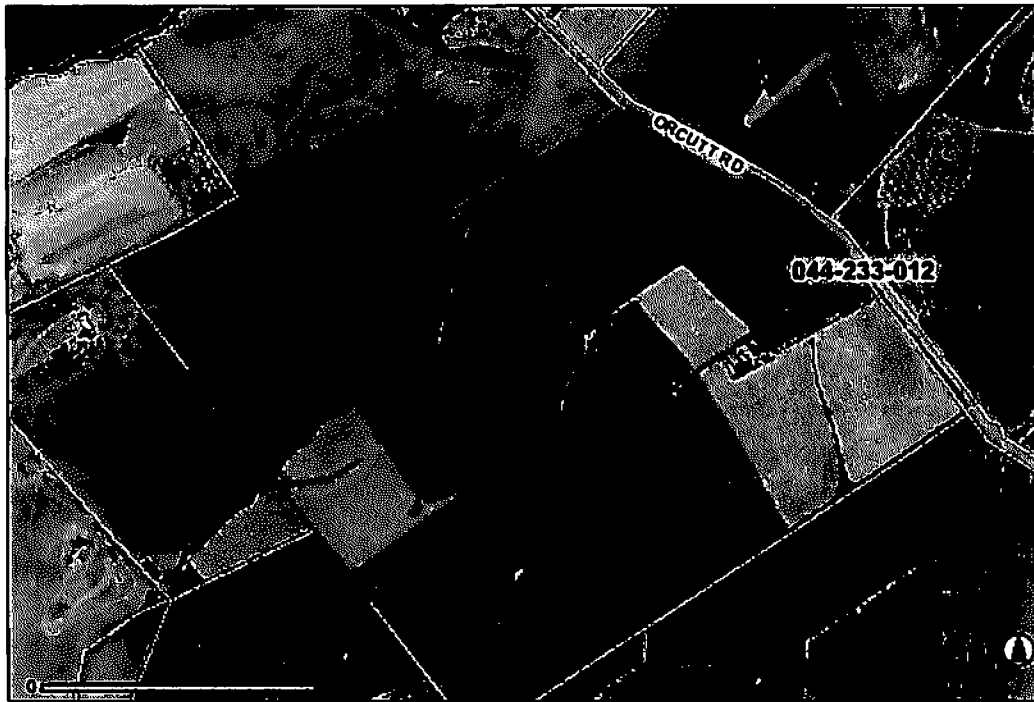
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



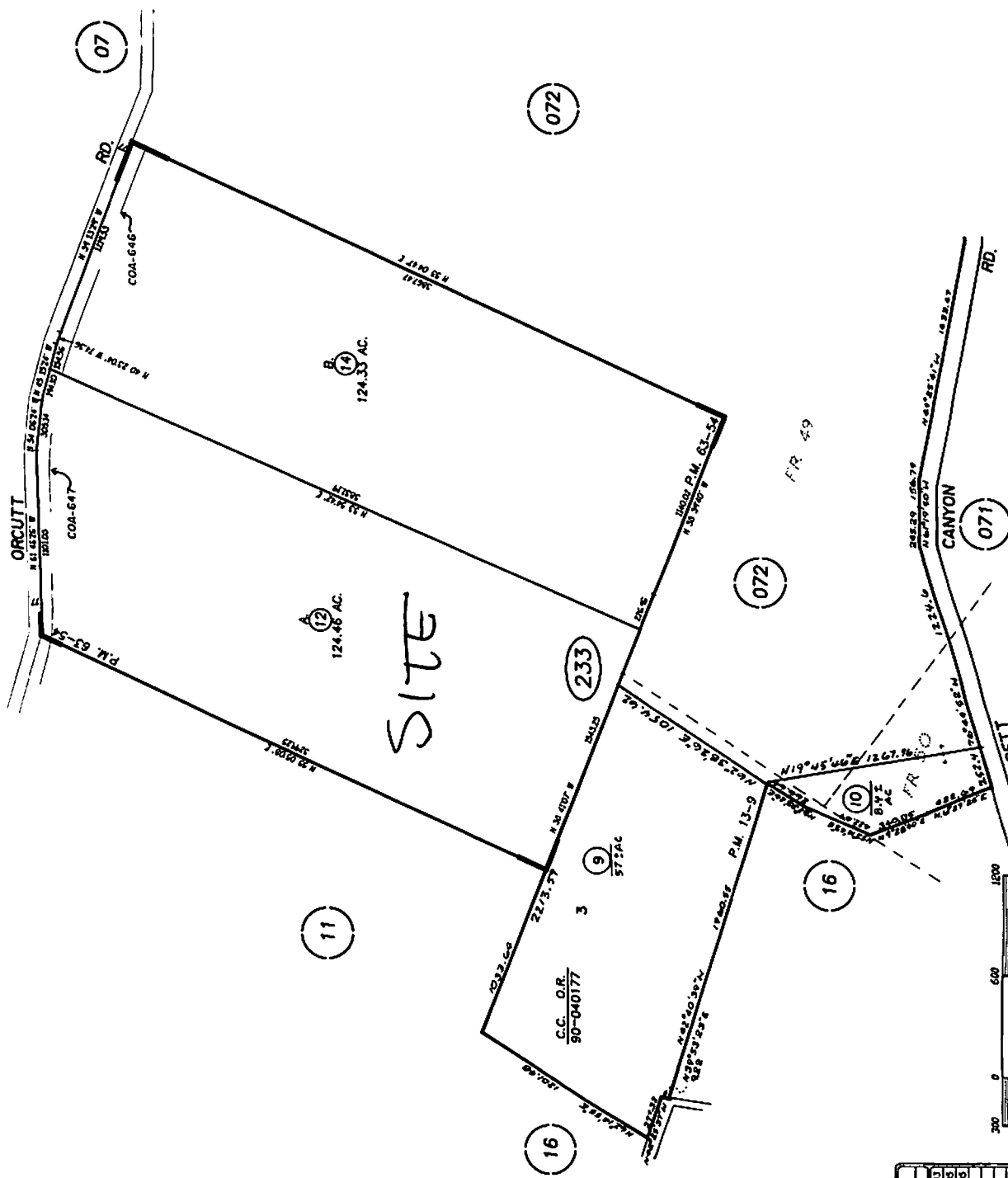
San Luis Obispo County Department of Planning & Building

Interactive GIS Mapping

Parcel Information	
APN:	044-233-012
Land Use Category:	AG
Supervisory District:	4
Planning Area:	San Luis Obispo
School District:	San Luis Coastal Unified School District
Combining Designations	Airport Review Area
Coastal Designations	
Fire Hazard	
Link to Tidemark Permit Tracking System	



044-233



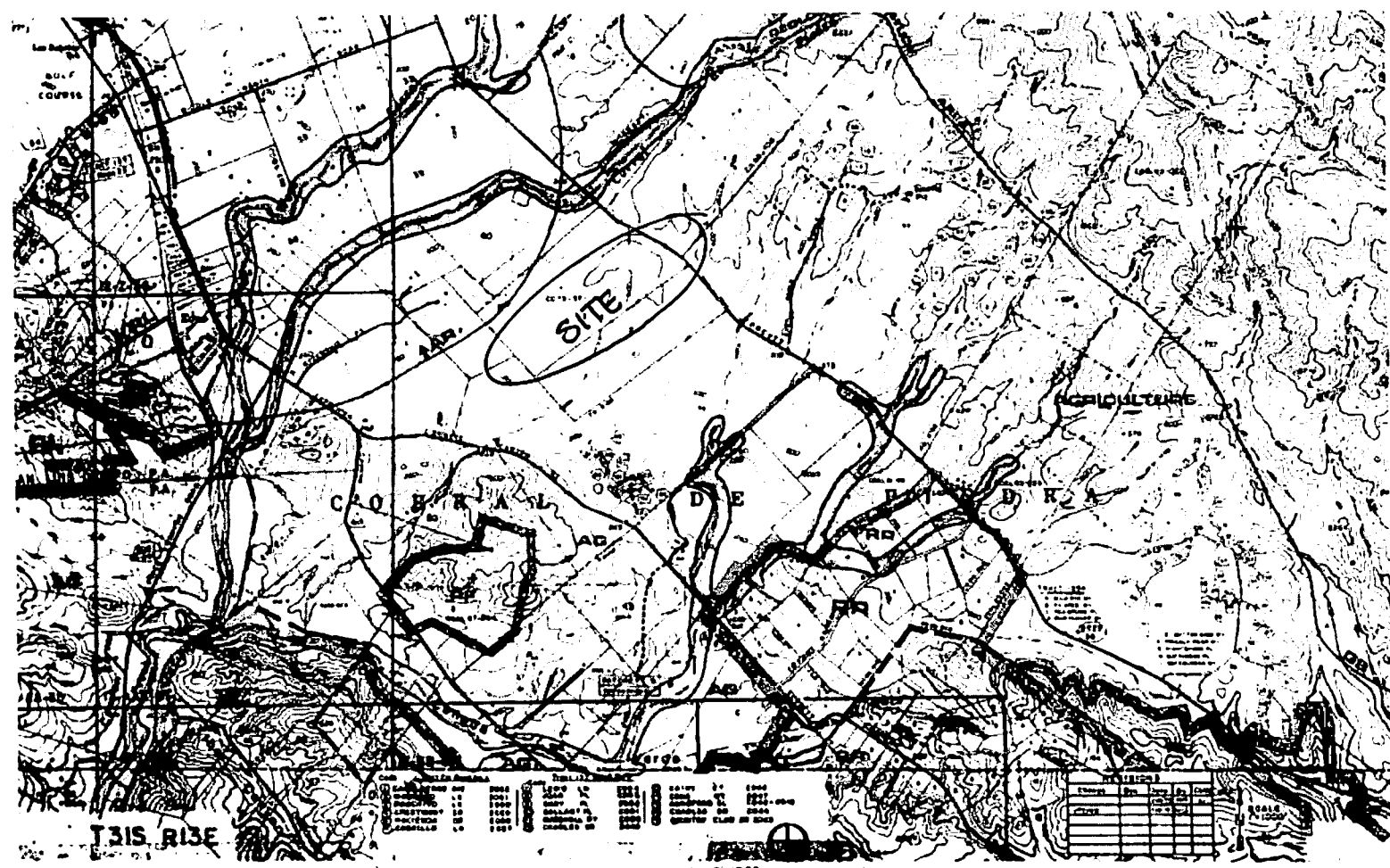
44-111
-161
-171
-231

REVISIONS	LS.	DATE
	M	07-28-03
	06-03	08-15-05
	06-03	08-16-05

300 0 600 1200
 THIS MAP IS PREPARED FOR
 07-28-03 ASSESSMENT PURPOSES ONLY.

ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 044 PAGE 233

COASTAL AQUEDUCT, REACH VI, DRAWING NO. S-9A-92
 RANCHO CORRAL DE PIEDRA, PISMO & BOLSA DE CHEMISAL, R.M. Bk. A , Pg. 65





Parcel Summary Report For Parcel # 044-233-012

9/7/2010
10:22:57AM

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 SPEIZER A TERRY
1141 LONGVIEW PISMO BEACH CA 93449-2434
OWN SPEIZER A TERRY TRUST

Address Information

Status Address
00000 ORCUTT RD RSLO

Lot Information:

<u>Tract /</u> <u>Twtnshp</u>	<u>Block /</u> <u>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>
COAL04-	0054	A	San Luis Obisp	San Luis Obis	AG			Y		

Parcel Information

Status Description
Active PM 63/54-55 PAR A

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 044-233-012

9/7/2010
10:22:57AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2009-01379 CMP Primary Parcel

Description:

AG EXEMPT BARN - 3000 SF FOR AG USE (PMT2009-01575 - ELECTRICAL, INCLUDING 200 AMP, 3 PHASE, METER

PMT2009-01575 ISS Primary Parcel

Description:

200 AMP, THREE PHASE, ELECTRIC SERVICE FOR AG EXEMPT BARN - INCLUDING LIGHTS, RECEPTACLES AND SWITCHES
(PMT2009-01379 - AG EXEMPT BARN) 6/24/2010 ADDING 2 AG WELLS - 25 HP & 480 VOLT (THREE PHASE)

PRE2006-00166 REC Primary Parcel

Description:

249 ACRES

PRE2009-00046 REC Primary Parcel

Description:

124.46 ACRES- REQUESTING AG

SUB2003-00092 RDD Primary Parcel

Description:

PROP 2 LOT ADJUSTMENT

SUB2007-00055 HRG Primary Parcel

Description:

TRACT MAP W/ CUP 12 LOT AG CLUSTER - TR 2960

SUB2010-00031 REC Primary Parcel

Description:

PARCEL MAP 3 PARCELS

S980140C RDD Related Parcel

Description:

4 CERT OF COMP PROPOSED