



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/25/2011

TO: _____

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2010-00059 CO 07-0176 ANDERSON- Parcel map to divide 5.1 acre parcel into 2 new parcels of 2.8 and 2.3 acres. Site located off Tiburon Way in San Luis Obispo. APN: 076-532-009 and 010.

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

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Lot Line Adjustment Parcel Map Tract Map
 Receiving Site Sending Site Road Abandonment Road Name
 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 Winston and Theresa Anderson Daytime Phone 805-541-1077
Mailing Address 1555 Tiburon Way, San Luis Obispo, CA Zip Code 93401
Email Address: _____

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

Agent Name Triad/Holmes Associates, Attn: Cristi Fry Daytime Phone 805-544-8908
Mailing Address 555 Chorro St., Suite A, San Luis Obispo, CA Zip Code 93405
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 5.41 acres Assessor Parcel Number(s): 076-532-009 & 010
Legal Description: Lot 6 of Tract 681
Address of the project (if known): 1555 Tiburon Way, San Luis Obispo
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 St. (Hwy 227) south, (L) on Orcutt Rd., property fronts onto Orcutt Road between Tiburon Way and Calle Crotalo
Describe current uses, existing structures, and other improvements and vegetation on the property:
(1) Single Family Residence

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Divide existing 5.1 acres Parcel into two new Parcels, 2.8 acres and 2.3 acres

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 _____ Date 1/17/10

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?: 2.8 acres and 2.3 acres

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 5.1 acres

What will the property be used for after division: Single Family Residences

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 attached permit history)

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: Access to existing house from Tiburon Way. Access to proposed Parcel 2 from Calle Crotalo.

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

North: Residential South: Residential/Agricultural

East: Residential West: Residential/Agricultural

Proposed water source: On-site well Shared well Other

Community System - List the agency or company responsible for provision: Afuero de Chorro Mutual

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

Proposed sewage disposal: ^{future} 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/SLO County 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:

- 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: 5.1 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Seasonal drainage through center of property.
- 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: Orcutt Rd., Tiburon Way, Calle Crotalo

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? _____
4. How many service connections will be required? One new Connection
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: for existing residence
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. N/A
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
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:

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: San Luis Garbage Company
- 3. Where is the waste disposal storage in relation to buildings? N/A
- 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 Obispo Unified School District
- 2. Location of nearest police station: 1042 Walnut St., SLO
- 3. Location of nearest fire station: 1280 Laurel Lane, SLO
- 4. Location of nearest public transit stop: Orcutt and Johnson
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1 Mile feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Agricultural until 1981, residential 1981-present
- 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

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 building proposed.

*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:
N/A
- 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): _____

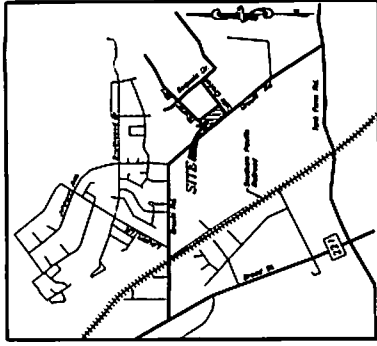
Other Related Permits

- 1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): N/A

(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.)

TENTATIVE MAP PM CO 07-0176

PROJECT ADDRESS:
1555 TIBURON WAY
SAN LUIS OBISPO, CA 95401



LEGEND OF SYMBOLS

- 1. PROJECT AREA
- 2. EXISTING LOT
- 3. PROPOSED LOT
- 4. BOUNDARY LINE
- 5. EASEMENT
- 6. EASEMENT LINE
- 7. EASEMENT AREA
- 8. EASEMENT POINT
- 9. EASEMENT POINT
- 10. EASEMENT POINT
- 11. EASEMENT POINT
- 12. EASEMENT POINT
- 13. EASEMENT POINT
- 14. EASEMENT POINT
- 15. EASEMENT POINT
- 16. EASEMENT POINT
- 17. EASEMENT POINT
- 18. EASEMENT POINT
- 19. EASEMENT POINT
- 20. EASEMENT POINT

PREPARED BY: JAMES H. HARRIS, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
CITY OF SAN LUIS OBISPO, CALIFORNIA

LEGAL DESCRIPTION

THE RIGHT OF WAYS OF SAGRADO STREET AND MALECON STREET WITHIN LOT 6 OF TRACT 681 ARE TO BE ABANDONED WITH THE RECORDATION OF THIS MAP.

BOUNDARY

BOUNDARY SURVEY MADE BY JAMES H. HARRIS, INC. IN 1975.

SITE DATA

1. AREA: 1.2 ACRES
2. ZONING: R-1
3. PLANNING AREA: 1.2 ACRES
4. PLANNING AREA: 1.2 ACRES

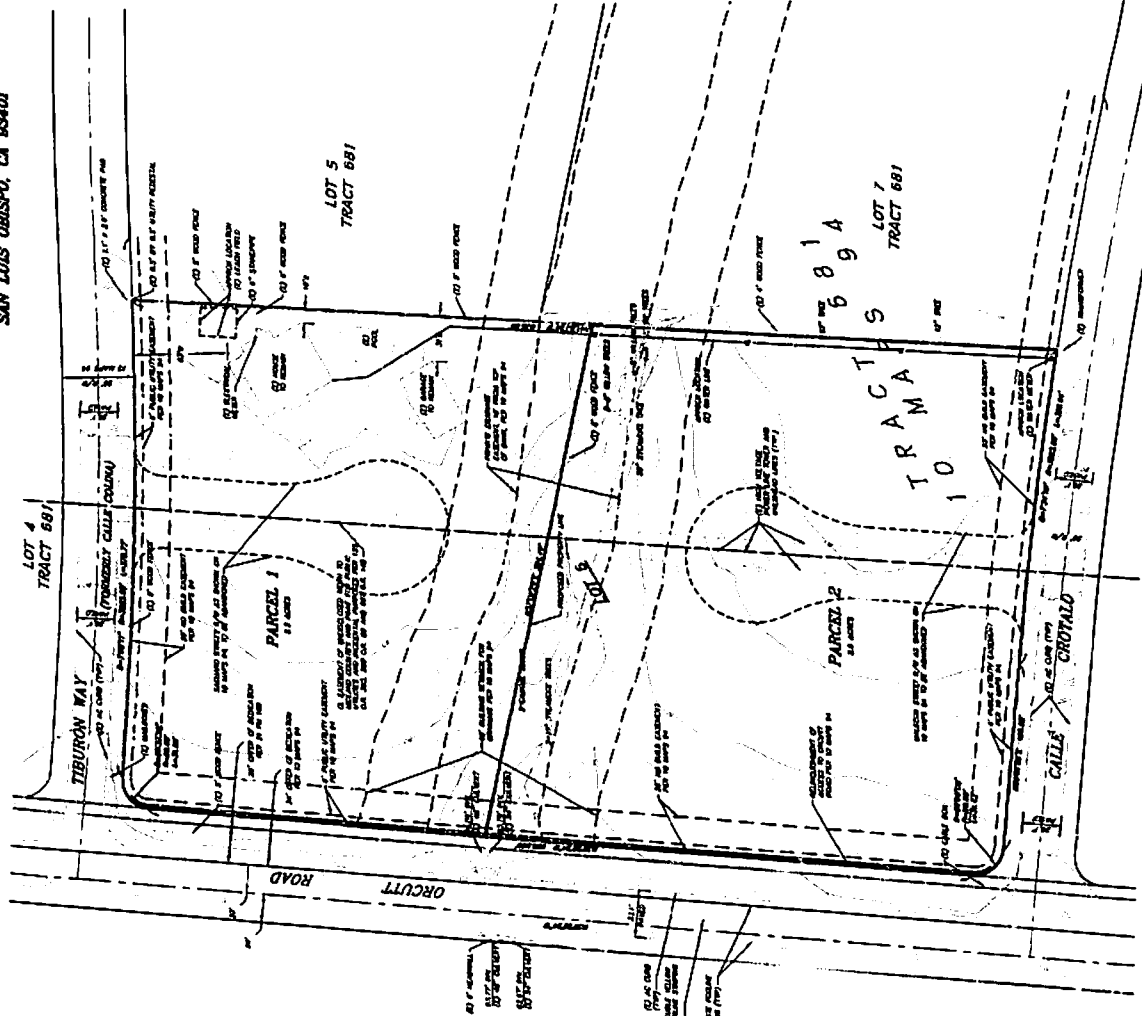
DESIGN NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

EASEMENT NOTE

A EASEMENT FOR PUBLIC PURPOSES AND INTERESTS IS GRANTED TO THE PUBLIC FOR THE USE OF THE RIGHT OF WAYS OF SAGRADO STREET AND MALECON STREET WITHIN LOT 6 OF TRACT 681 ARE TO BE ABANDONED WITH THE RECORDATION OF THIS MAP.

ABANDONMENT STATEMENT
THE RIGHT OF WAYS OF SAGRADO STREET AND MALECON STREET WITHIN LOT 6 OF TRACT 681 ARE TO BE ABANDONED WITH THE RECORDATION OF THIS MAP.



tho
TERRACON CONSULTANTS
1555 TIBURON WAY
SAN LUIS OBISPO, CA 95401
TEL: (805) 439-1111
FAX: (805) 439-1112
WWW.TERRACONCONSULTANTS.COM





Parcel Summary Report For Parcel # 076-532-009

1/20/2011
12:24:18PM

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 ANDERSON WINSTON L JR
 1555 TIBURON WY SLO CA 93401-8305
OWN ANDERSON THERESA

Address Information

<u>Status</u>	<u>Address</u>
P	01555 TIBURON WY RSLO

Lot Information:

<u>Tract / Township</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>
681	0000	6P	San Luis Obisp	San Luis Obis	RS	AR		Y	SS / SC / L2 / VP	E85021505

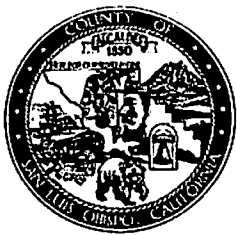
Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 681 PTN LT 6

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
COUNTY-ZONE NO. 09 FLOOD CONTROL
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 076-532-009

1/20/2011
12:24:18PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

70368 FNL Primary Parcel

Description:

CONSTR NEW PRIV SWIMMING POOL

84312 FNL Primary Parcel

Description:

CONST EXERCISE ROOM ADD

PMT2002-16031 EXP Primary Parcel

Description:

PMT2006-00136 FNL Primary Parcel

Description:

WATER HEATER REPLACEMENT

SEP2008-00249 ISS Primary Parcel

Description:

Septic Inspection

SUB2010-00059 REC Primary Parcel

Description:

DIVIDE EXISTING 5.1 ACRE PARCEL INTO TWO NEW PARCELS, 2.8 ACRES AND 2.3 ACRES.