



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/6/2011

TO: _____

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2010-00075, CO10-0115 SILBERSTEIN- Parcel map to subdivide an existing 10 acre parcel into two 5 acres parcels. Site located off Verde Canyon Road in Arroyo Grande. APN: 044-272-013.

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

Parcel Map

SUBDIVIDE EXISTING 10 ACRE PARCEL INTO TWO 5 ACRE PARCELS SLB/ AGFR

SEF

RR

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
- Lot Line Adjustment
- Sending Site
- Reconsideration
- 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 Steve and Mary Silberstein Daytime Phone 805-481-6563
 Mailing Address 1575 Verde Cyn. Rd. Arroyo Grande, CA Zip Code 93420
 Email Address: _____

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

Agent Name Kirk Consulting-Jamie Kirk/Mandi Pickens Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Road, Atascadero, CA Zip Code 93422
 Email Address _____

PROPERTY INFORMATION


Total Size of Site: 10 acres Assessor Parcel Number(s): 044-272-013
 Legal Description: lot 10 of Subdivision of Lot "D" of the Corbit Tract, County of San Luis Obispo, Ca Bk. A page 60 of County of SLO maps
 Address of the project (if known): 1575 Verde Cyn. Rd. Arroyo Grande, 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.: From SLO, HWY 101 South, exit E. Branch/Grande Ave turn left Thru AG Village and left on Corbett Cyn. Rd (227), left on Verde Cyn. Rd, property on right. Or take 227 into AG left on Via Chula Robles, merges to Verde Cyn, property on left
 Describe current uses, existing structures, and other improvements and vegetation on the property:
SFR, detached garage, shed, barn and driveway

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Subdivide existing 10 acre parcel into two 5 acre parcels

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 4/1/11

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 each

Number of existing lots, parcels or certificates: 1 _____ Existing parcel sizes: 10 acres

What will the property be used for after division: residence

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: access off of existing driveway

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

North: RR-Residential Rural South: RR-Residential Rural

East: RR-Residential Rural West: RR-Residential Rural

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: _____

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 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: _____ acres
Moderate slopes of 10-30%: 10 _____ 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: _____
- 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: _____

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? 1 new with future residence
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
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 4 Hours ¹⁰ 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? + 100 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: South County Sanitary
- 3. Where is the waste disposal storage in relation to buildings? side
- 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: Lucia Mar School District
- 2. Location of nearest police station: Arroyo Grande Police Station
- 3. Location of nearest fire station: Arroyo Grande Fire Station
- 4. Location of nearest public transit stop: Village of Arroyo Grande
- 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: Residential
- 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: Phase I in progress
- 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): _____
- 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: _____
No plans for future residential development at this time
- 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 *: _____

*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: Biological surveys in process

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): _____

(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.)



SUPPLEMENTAL DEVELOPMENT STATEMENT
CO 10-0115

Project Description

The proposed project is to subdivide an existing 10.1 acre parcel into two lots. The proposed subdivision includes two parcels: proposed Parcel 1 will be 5.1 acres and proposed Parcel 2 will be 5.0 acres. Parcel 1 is currently developed with a driveway that accesses a single family dwelling (with carport), shed, barn and detached garage. Parcel 2 is undeveloped and has an existing well. At this time, construction for residential development on Parcel 2 is not planned; however, it is likely that residential development will likely occur in the future.

Land Use Ordinance Consistency

The property is zoned Residential Rural and is within the San Luis Bay Inland Planning Area. Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The average slope of Parcel 1 is 13% and the average slope of Parcel 2 is 14.99%; therefore requiring a minimum parcel size of 5 acres.

Remoteness	0-5 miles from the Arroyo Grande Urban Reserve Line <i>(The property is within +/-2 miles of the City of Arroyo Grande Urban Reserve Line)</i>	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the very high fire hazard area <i>(Refer to email from Laura Brown-Cal Fire confirming response time at 13 minutes)</i>	5 acres
Access	40-Foot Right-of-Way to County Road <i>(Verde Canyon Road is a County maintained road)</i>	5 acres
Slope	Average slope is between 0 and 15 % <i>(Refer to slope calcs exhibit)</i>	5 acres

Applicable Planning Area Standards

The subject parcel is located in the San Luis Bay Inland Area. San Luis Bay Inland Area designates the subject parcel as being within the area of the Arroyo Grande Fringe. Arroyo Grande Fringe Area Standards, Section 22.106.030, require new Residential Rural subdivision applications to provide supplemental information to the Environmental Health Department in order to prove that there is adequate groundwater and individual sewage disposal system onsite. During the pre-application meeting, on September 8, 2010, it was determined that a well report and a perc test would be sufficient information to meet Planning Area Standard. A well pump test and percolation test are included in the application and have been submitted to the Environmental Health Department. A copy of the Environmental Health Department's preliminary evidence letter, which proves the property's capability of providing individual water and sewage disposal services to the proposed subdivision, is included in this application package.

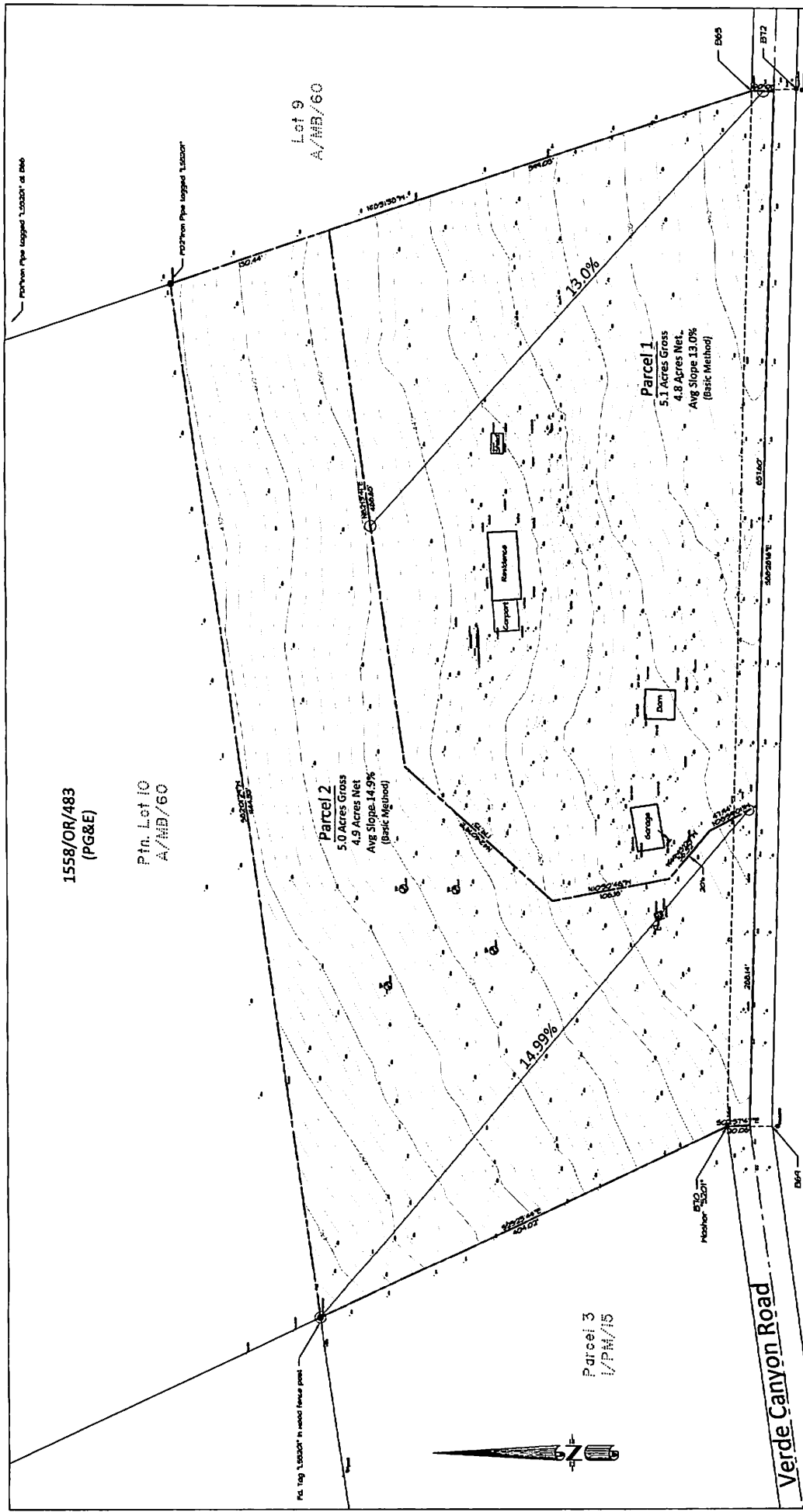
Environmental Resources

A botanical survey is currently being conducted to survey for the potential for Pismo Clarkia since it has been found in the area. The survey is forthcoming, as it will be submitted once the spring survey period has commenced.

Legal Lot Status

The subject parcel is a legal lot which resulted from Subdivision "D" of the Corbit Tract recorded with Book A pg. 60 on September 26, 1893.

SLOPE MAP



1558/OR/483 (PG&E)

Ptn. Lot 10 A/MB/60

Let 9 A/MB/60

PRELIMINARY

Pacific Coast Survey & Design Group, Inc.

933 Riverside Avenue #10
Paso Robles, California 93446
(805) 234-9881 www.pcsdg.com



Project File: \110026.dwg
Last Revised 22 MAR 11
CONTRACT NO. 15 R. ACRES

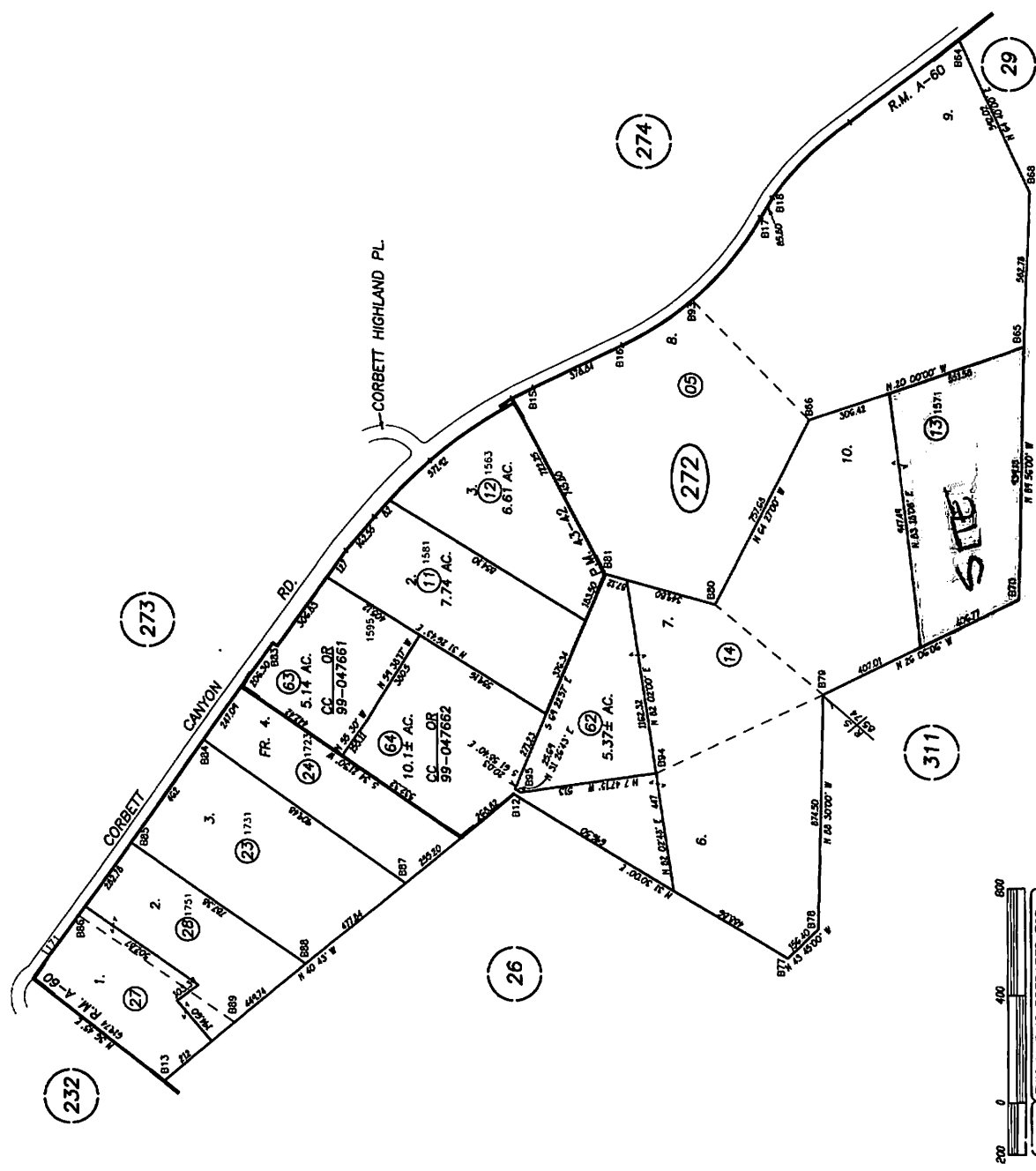
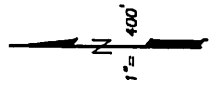
Tentative Parcel Map CO 11-0xxx

Of a portion of Lot 10 as per the map recorded in Book A of Maps, at Page 60, County of San Luis Obispo, State of California.

Prepared for: Steve & Mary Silberstein
APNs 044-272-013
Site Area = 10.1 Ac. gross, 9.7 Ac. net



- Standard Notes:
- 1/ The property boundary, distance and area shown herein are calculated from the survey data and are not to be construed as a warranty of accuracy. A complete field survey may include differences between in actual location.
 - 2/ Contours shown herein are at 2' intervals based on a slope 27% survey performed February 20, 2011 and are approximate only.
 - 3/ Existing topographic and improvement locations shown herein are approximate only. The survey performed was not intended to be a complete topographic survey.
 - 4/ Comments for the Title Report are not shown herein.
 - 5/ Date of Survey is MAY 09, 2010. NAD 83 Zone 11 US Feet.
 - 6/ Date of elevation is MAY 09, 2010. NAD 83. Elevation using GGD02 CG.



THIS MAP IS PREPARED FOR
12/10/23
ASSESSMENT PURPOSES ONLY.

REVISIONS	
TECH	DATE
GS	07-20-99
ER	06-11-01



Parcel Summary Report For Parcel # 044-272-013

4/6/2011
11:17:57AM

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 SILBERSTEIN STEPHEN G
 1575 VERDE CANYON RD ARROYO GRANDE CA
 93420-4914

OWN SILBERSTEIN MARY E

OWN SILBERSTEIN STEPHEN G FAMILY TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	01571 VERDE CANYON RD RSLB
P	01575 VERDE CANYON RD RSLB

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>
BKCRBTTR	0000	10P	Arroyo Grande I	San Luis Bay	RR			U		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	SUB LT D CORB TR PTN LT 10

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
 ARROYO GRANDE CEMETERY
 SAN LUIS PORT & HARBOR
 NO. 04 ROAD-CO/SUPVR



Parcel Summary Report For Parcel # 044-272-013

4/6/2011
11:17:57AM

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:

P010688P ACC Primary Parcel

Description:

DBA CAL-TECH SERVICES

P980050P APP Primary Parcel

Description:

HOME OCCUPATION/OFF SITE BUSINESS

DBA TECH CON INTERNATIONAL

PMT2004-01629 FNL Primary Parcel

Description:

REPLACE POWER POLE AND UPGRADE ELECTRIC METER (200 AMPS) OVERHEAD SERVICE TO FEED PUMP HOUSE

PRE2010-00010 REC Primary Parcel

Description:

9.62 ACRES

SUB2010-00075 REC Primary Parcel

Description:

SUBDIVIDE EXISTING 10 ACRE PARCEL INTO TWO 5 ACRE PARCELS