



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2011

TO: \_\_\_\_\_

FROM: *Stephanie Fuhs*, South County Team

PROJECT DESCRIPTION: SUB2010-00077, CO10-0125 HAYASHI- Parcel map to subdivide an existing 55.30 acre parcel into three lots. Lot 1: 52.66 acres, Lot 2: 1.30 acres, and Lot 3: 1.33 acres. Site located off South Higuera and Octagon Way in San Luis Obispo. APN: 076-081-026.

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

PARCEL MAP ( 3 PARCELS )

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

AG AR FH

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- 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 John Hayashi Daytime Phone 805-471-2501  
 Mailing Address 2460 Gracia Way, Arroyo Grande Zip Code 93420  
 Email Address: \_\_\_\_\_

Applicant Name Same as above Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Westland Engineering, Inc. Daytime Phone 805-541-2394  
 Mailing Address 3480 South Higuera Street, Ste 130, San Luis Obispo Zip Code 93401  
 Email Address: info@westlandengr.com

### PROPERTY INFORMATION

Total Size of Site: 55.30 acres Assessor Parcel Number(s): 076-081-026  
 Legal Description: Parcel 2 of CO 01-0237  
 Address of the project (if known): South Higuera / Octagon Way, RSLO  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South Higuera to Octagon Way

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

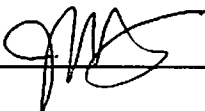
2 SFR, shed, irrigation row crops, open space

### PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Lot split to separate zones (SFR from Ag)  
Lot 1 = 52.66 Acres Gross Lot 2 = 1.30 Acres Gross Lot 3 = 1.33 Gross

### 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 4/11/2011

**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?: Lot 1 = 52.66 Acres Gross Lot 2 = 1.30 Acres Gross Lot 3 = 1.33 Acres Gross

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 55.30 Acres Gross

What will the property be used for after division: Same as current use

Is the property part of a previous subdivision that you filed?  Yes  No

If Yes, what was the map number:  Tract No: \_\_\_\_\_  CO 01-0237  COAL 93-0029

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? 2.19 Acres Gross

Describe existing and future access to the proposed project site: South Higuera / Octagon Way

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

North: Common Area, Agriculture South: Agriculture, Crops & Residential

East: Dry Farm, Commercial West: Agriculture, Hwy 101

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: Unknown at this time

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

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: 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 \_\_\_\_\_

**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".

**OWNER'S STATEMENT**

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF SAN LUIS OBISPO COUNTY ON THIS PLAN AND STATE THAT I AM THE LEGAL OWNER OF SAID PROPERTY ON THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WESTLAND ENGINEERING INC.  
3440 S HIGUERA ST. SUITE 130, SAN LUIS OBISPO, CA 93401  
(805) 341-2394

RECORD OWNER:  
HOWARD HAYASHI  
2440 GARDEN WAY  
ARROYO GRANDE, CA 93420

**ENGINEER'S STATEMENT**

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPARED WITH THE LOG DIVISION RECORDS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

TERENCE K. GORDON, P.E. 21807, EXPIRES 9-30-2011  
WESTLAND ENGINEERING INC.  
3440 S HIGUERA ST. SUITE 130, SAN LUIS OBISPO, CA 93401  
(805) 341-2394

**ASSESSOR'S PARCEL MAPS**

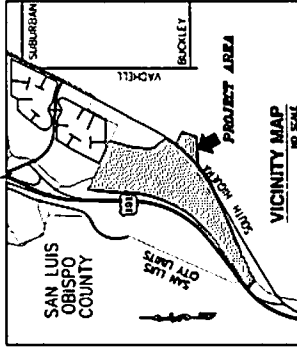
078-081-008

**TITLE REPORT**

FIRST AMERICAN TITLE ORDER # 4001-3401440



GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 FT.



**CO 10-0125**

**VESTING TENTATIVE MAP**

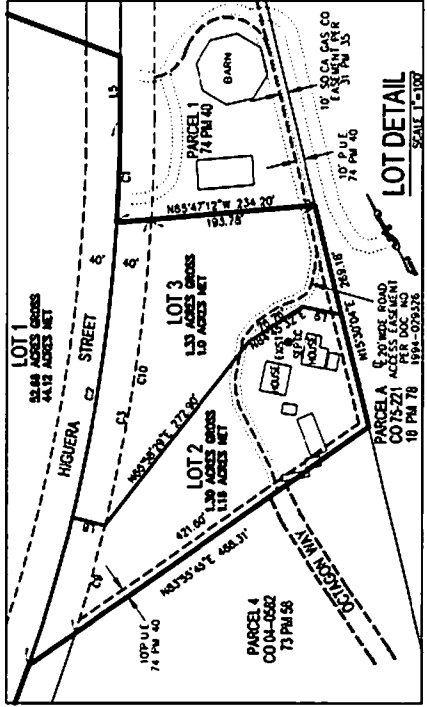
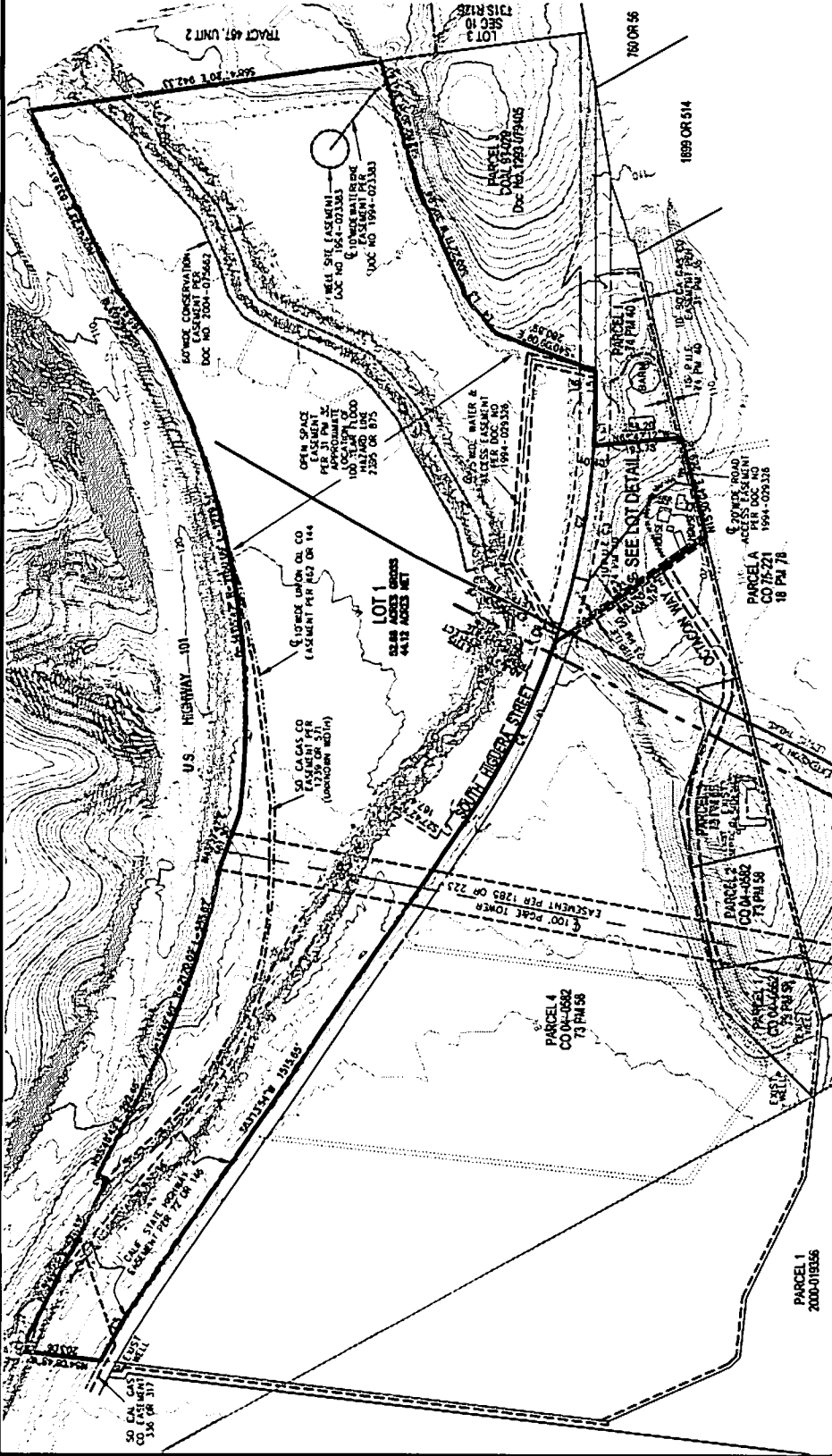
PARCEL 2 OF CO 01-0237 AS SHOWN ON THE MAP RECORDED IN BOOK 74 AT PAGES 39-40 OF PARCEL MAPS IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

REQUESTED BY:  
JOHN HAYASHI

PREPARED BY:  
WESTLAND ENGINEERING INC.

3440 S HIGUERA ST. SUITE 130, SAN LUIS OBISPO, CA 93401  
(805) 341-2394

DECEMBER 2010 JOB NO 10 027  
SHEET 1 OF 1



**LINE TABLE**

LINE	BEARING	DISTANCE
C1	03°27'44"	2000.00'
C2	18°17'41"	2000.00'
C3	15°57'45"	2000.00'
C4	05°23'00"	2000.00'
C5	14°29'34"	1860.00'
C6	18°24'00"	1130.00'
C7	03°24'27"	2040.00'
C10	107°13'00"	2040.00'

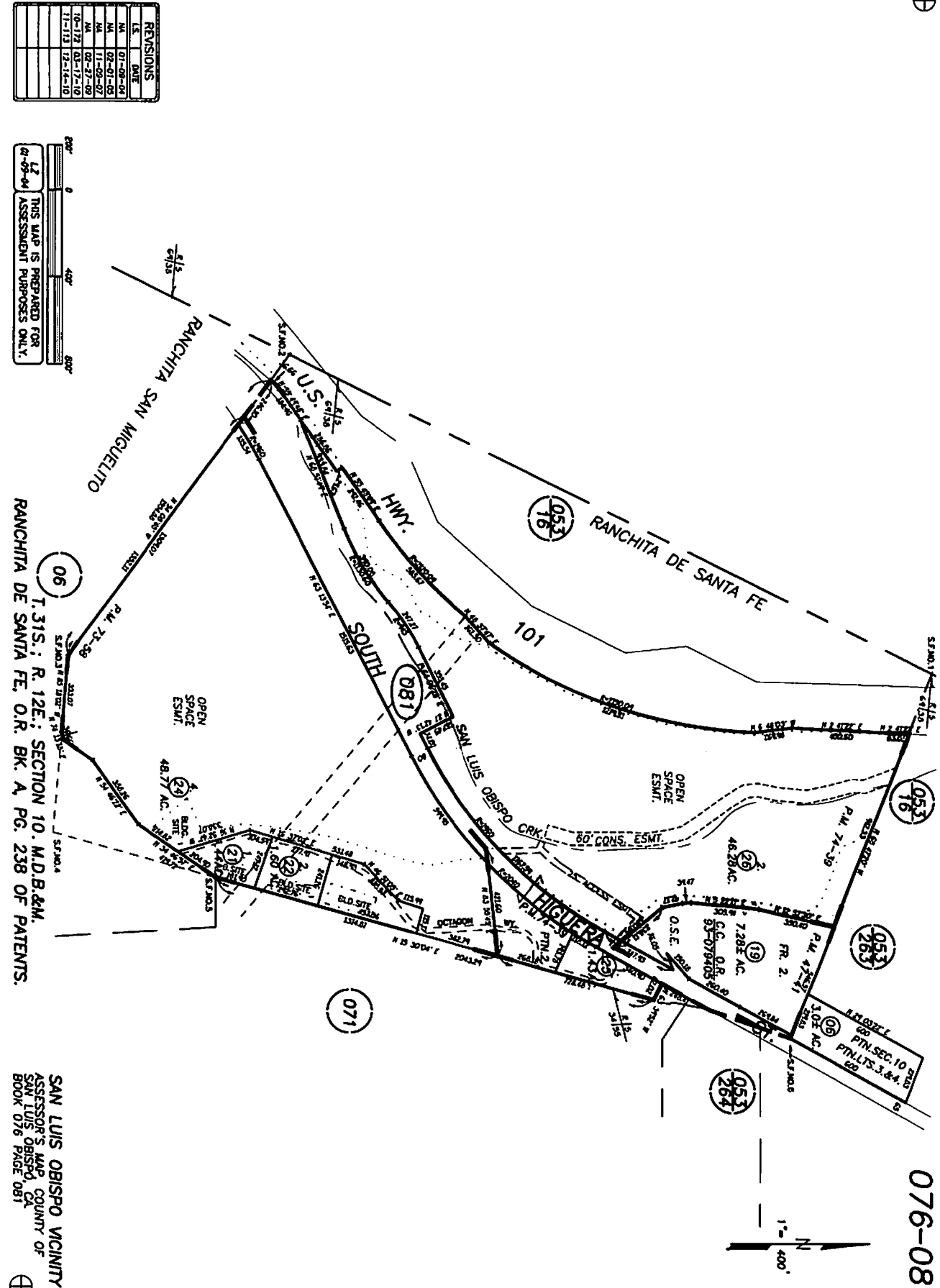
**CURVE TABLE**

CURVE	CHORD	LENGTH	AREA
C1	03°27'44"	2000.00'	281.54'
C2	18°17'41"	2000.00'	658.06'
C3	15°57'45"	2000.00'	497.15'
C4	05°23'00"	2000.00'	533.35'
C5	14°29'34"	1860.00'	705.37'
C6	18°24'00"	1130.00'	197.73'
C7	03°24'27"	2040.00'	530.06'
C10	107°13'00"	2040.00'	355.03'

**UNPLOTTABLE EASEMENTS**

- THE FOLLOWING EASEMENTS LISTED AFFECTING THE PROPERTY ARE UNPLOTTABLE:
- PRODUCERS TRANSPORTATION COMPANY EASEMENT FOR PIPELINES AND OCCIDENTAL PURPOSES RECORDED FEBRUARY 14, 1930 IN BOOK 76 AT PAGE 264 OF OFFICIAL RECORDS IN THE COUNTY OF SAN LUIS OBISPO.
  - COUNTY OF SAN LUIS OBISPO AN AVIGATION EASEMENT RECORDED MAY 4, 1982 IN BOOK 2404 AT PAGE 812 OF OFFICIAL RECORDS IN THE COUNTY OF SAN LUIS OBISPO.
  - COUNTY OF SAN LUIS OBISPO AN AVIGATION EASEMENT RECORDED SEPTEMBER 24, 2010, AS INTRODUCED IN 2010-045808 OF OFFICIAL RECORDS IN THE COUNTY OF SAN LUIS OBISPO.

076-081



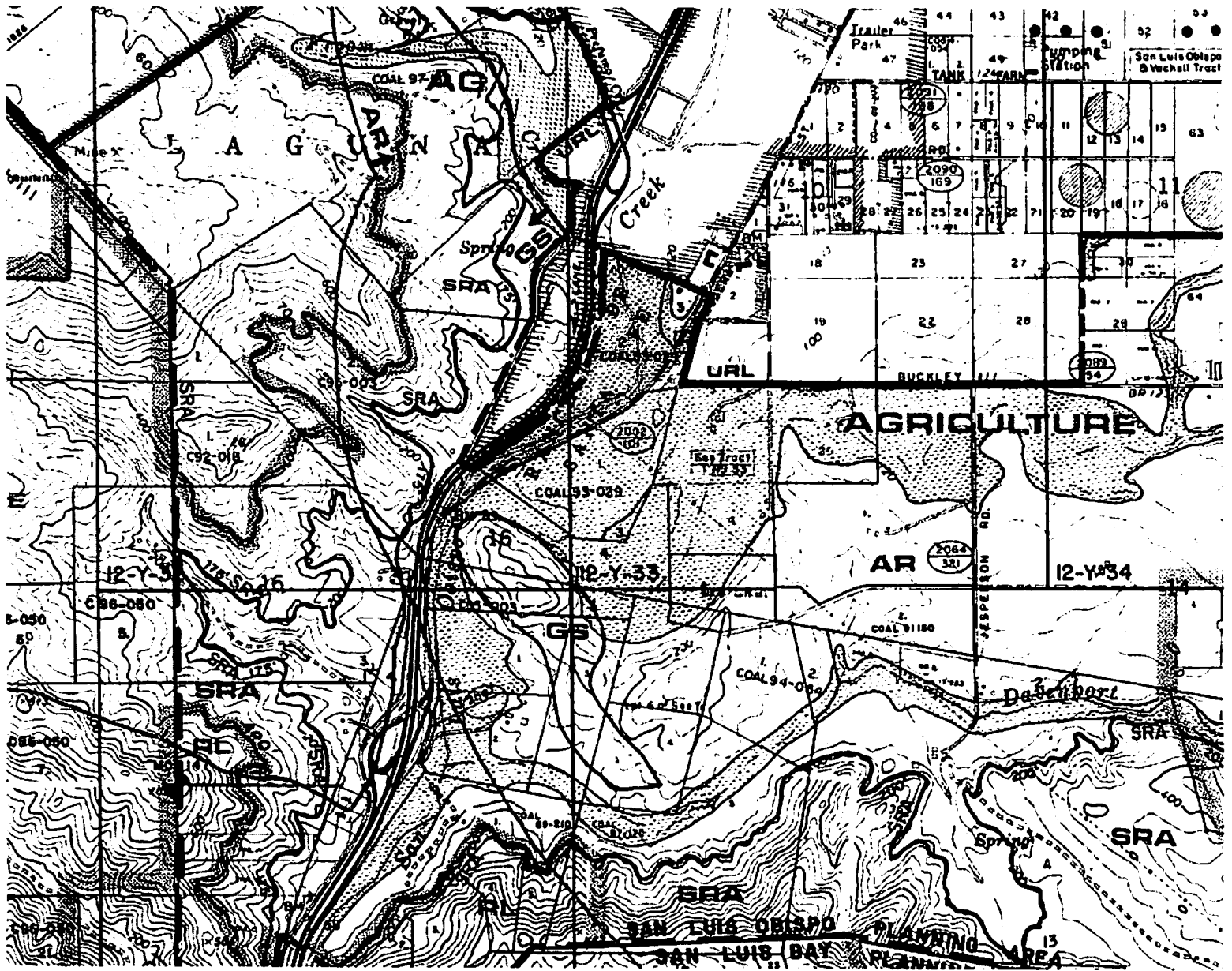
REVISIONS	
LS	DATE
1	07-09-04
2	07-07-05
3	11-09-07
4	02-27-09
5	03-17-10
6	11-13 12-14-10

0 400' 800'

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

06 T. 31S.; R. 12E.; SECTION 10, M.D.B. & M.  
RANCHITA DE SANTA FE, O.R. BK. A, PG. 238 OF PATENTS.

SAN LUIS OBISPO VICINITY  
ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CA  
BOOK 076 PAGE 081





# Parcel Summary Report For Parcel # 076-081-026

4/12/2011  
2:22:29PM

## 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    HAYASHI HOWARD H  
         2460 GRACIA WY ARROYO GRANDE CA 93420-5302  
OWN    HAYASHI HOWARD H SEPARATE PROPERTY  
  
OWN    HAYASHI JOHN

### Address Information

**Status**            **Address**  
P                      00000 SO HIGUERA ST RSLO

### Lot Information:

<u>Tract / Twtnshp</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>
CO01-	237	0002			AG	AR	FH	Y	BO	

### Parcel Information

**Status**    **Description**  
Active    PM 74/39-40 PAR 2

### 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. 03 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE



## Parcel Summary Report For Parcel # 076-081-026

4/12/2011  
2:22:29PM

### 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:**

SUB2010-00077      REC      Primary Parcel

**Description:**

PARCEL MAP ( 3 PARCELS )

72867      WIT      Related Parcel

**Description:**

ALL NEW ELECT FOR DOMESTIC WELL

COD2007-00593      CLD      Related Parcel

**Description:**

REPORTED VEHICLE AND JUNK STORAGE / NON-AG RELATED

LRP2005-00003      APV      Related Parcel

**Description:**

GPA TO CHANGE FROM AG TO RS ON 2.5 ACRES NEXT TO THE OCTAGON BARN

S010320Q      RDD      Related Parcel

**Description:**

DIVIDE LOT INTO 2 PARCELS

S910084L      RDD      Related Parcel

**Description:**

PROPOSED THREE LOT ADJUSTMENT

S920083L      RDD      Related Parcel

**Description:**

PROPOSED THREE LOT ADJUSTMENT

SUB2008-00017      APV      Related Parcel

**Description:**

PROP ROAD NAME FOR PARCEL MAP CO04-0582 (NAMED CONCURRENTLY WITH PARCEL MAP CO 01-0237), OCTAGON WAY