



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/15/2011

TO: _____

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2010-00117 CO 11-0059 FLUITT- Parcel map to subdivide an existing 20 acre parcel into two 10 acre parcels. Site located off Orcutt Road. APN: 044-232-029.

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 INTO 2-10 ACRE PARCELS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SLO/ RSLO

SEF

RR

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 Clayton & Claire Fluit, Mark Stephen Fluit Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Applicant Name Mark and Debi Fluit Daytime Phone _____
 Mailing Address 1220 N. Wentworth Rd., Tucson, AZ. 85749 Zip Code _____
 Email Address: _____

Agent Name Tami Poe Daytime Phone 805-835-8570
 Mailing Address PO Box 3221, Atascadero, CA 93423 Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 20 Acres +/- Assessor Parcel Number(s): 044-232-029

Legal Description: Parcel 2 of PM COAL 85-083, 39/PM/58

Address of the project (if known): _____

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 on Orcutt Road, south of Biddle Ranch and Tiffany Ranch Roads, access driveway on right approximately 1250 ft past Tiffany Ranch Road.

Describe current uses, existing structures, and other improvements and vegetation on the property: Two Single Family Residences currently on site.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 2-10 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 Tami Poe Date 6/28/11

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?

GENERAL APPLICATION FORM

For the County Government of ...

File No.

- 1. Your name
- 2. Your address
- 3. Your telephone number
- 4. Your occupation
- 5. Your educational background
- 6. Your previous employment
- 7. Your marital status
- 8. Your date of birth
- 9. Your date of application
- 10. Your date of completion

I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

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Signature: _____ Date: _____

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 Parcels - 10 acres each

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 20 acres

What will the property be used for after division: Residential and minimal ag production

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

If Yes, what was the map number: Tract No: _____ CO 72-70 COAL 75-350

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 will remain as is off of Orcutt Road. Access to parcel 1 is unchanged. Access to parcel 2 will be by an access easement over parcel 1

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

North: RR South: RR

East: RR West: RR

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 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: 20 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: _____
- 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.

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: Cold Canyon Landfill
- 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: Lucia Mar Unified School District
- 2. Location of nearest police station: CHP
- 3. Location of nearest fire station: CalFire
- 4. Location of nearest public transit stop: N/A
- 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 and some limited AG use
- 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): None
- 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 *: N/A

*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:
No impacts associated with parcel map

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: _____

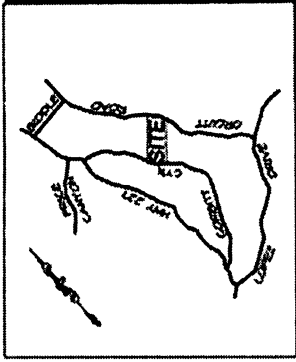
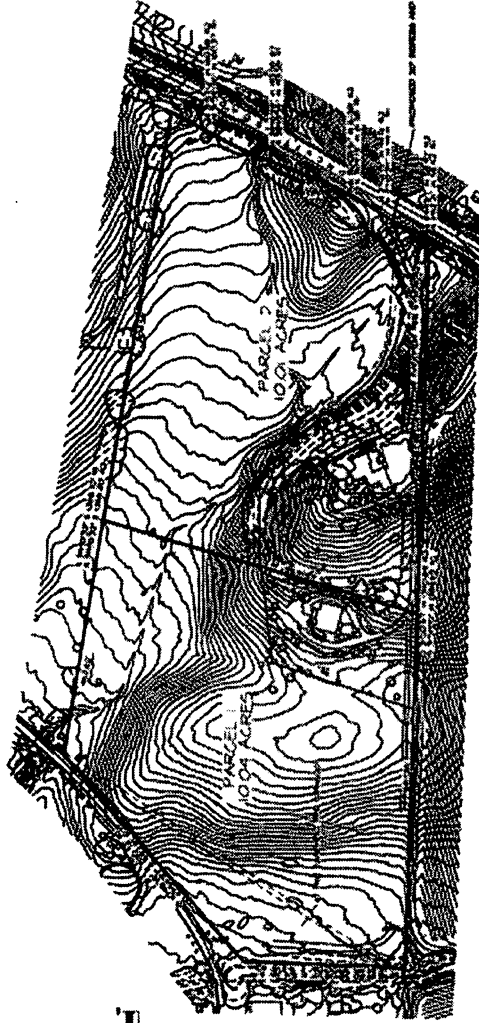
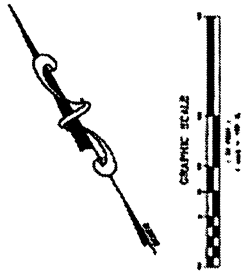
3. Are you aware of any previous environmental determinations for all or portions of this property?
 Yes No

If yes, please describe and provide "ED" number(s): _____

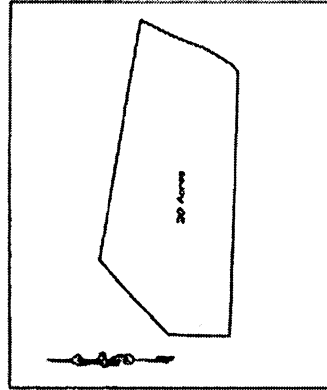
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None for parcel map application

(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.)



Vicinity Map
Not to Scale



Existing Lot Configuration
Not to Scale

Owner's Statement
I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Mark E. Molini
1075 Rosemary Lane
San Luis Obispo, California 93405
(805) 874-1855

- Notes:**
- The property dimensions shown herein were obtained from a survey conducted by the undersigned on or about the date of the above.
 - The property boundaries shown herein were obtained from a survey conducted by the undersigned on or about the date of the above.
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Tentative Parcel Map CO 11-0059

This is a subdivision of Parcel 1 of Fluit Parcel Map CO 11-0059, as shown on the map attached to this map, and is shown on page 28 of Parcel Map CO 11-0059, filed in the office of the County Recorder, County of San Luis Obispo, State of California.

Prepared for: Mark E. Molini
1075 Rosemary Lane
San Luis Obispo, CA 93405
(805) 874-1855

Prepared by: Mark E. Molini
1075 Rosemary Lane
San Luis Obispo, CA 93405
(805) 874-1855



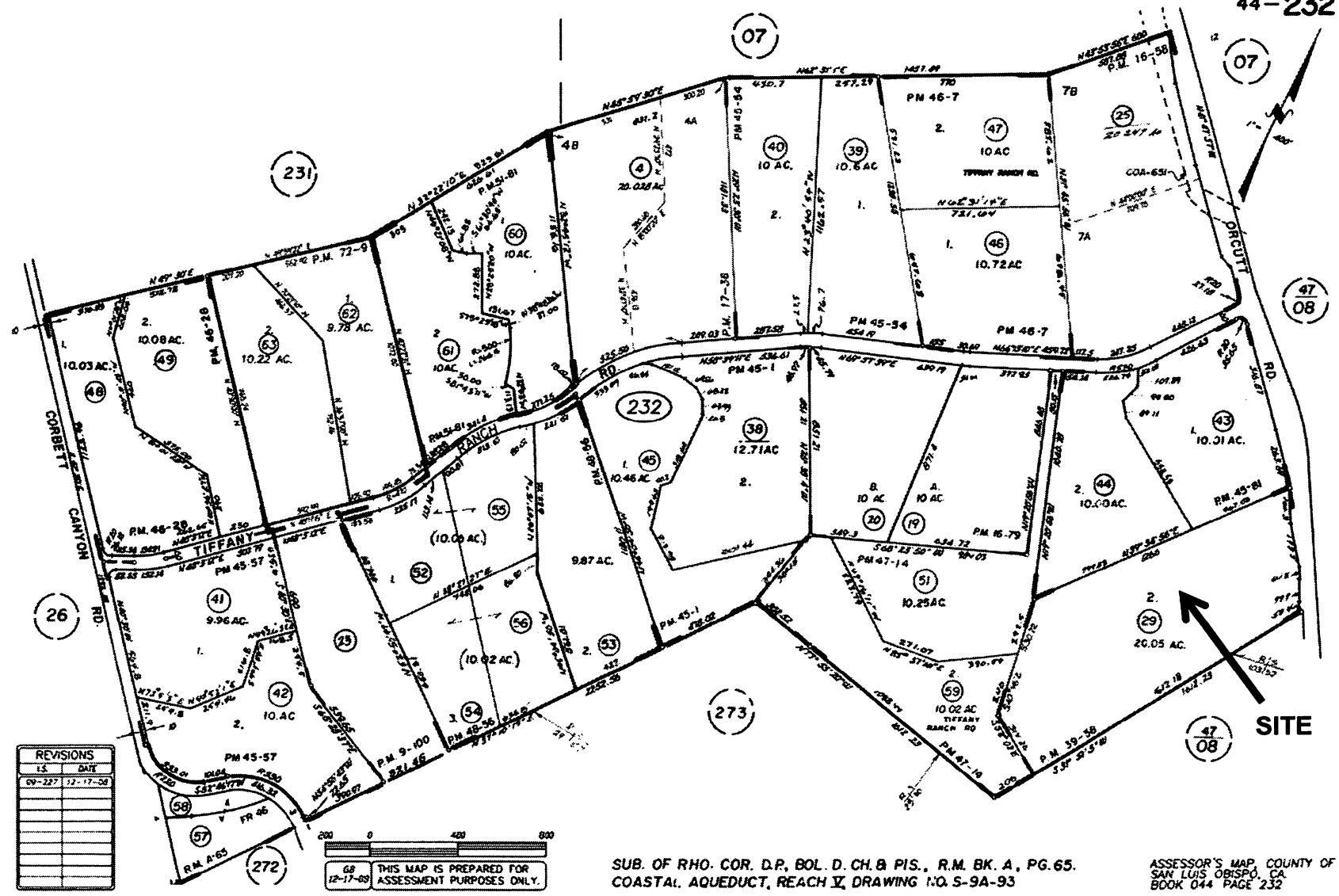
MARK E. MOLINI ASSOCIATES
1075 Rosemary Lane
San Luis Obispo, California 93405
(805) 874-1855

EXHIBIT



PROJECT
Fluit Parcel Map
SUB2010-00117 CO 11-0059

Site Plan



REVISIONS	
LS.	DATE
09-227	12-17-08

200 0 400 600
 GR 12-17-09 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

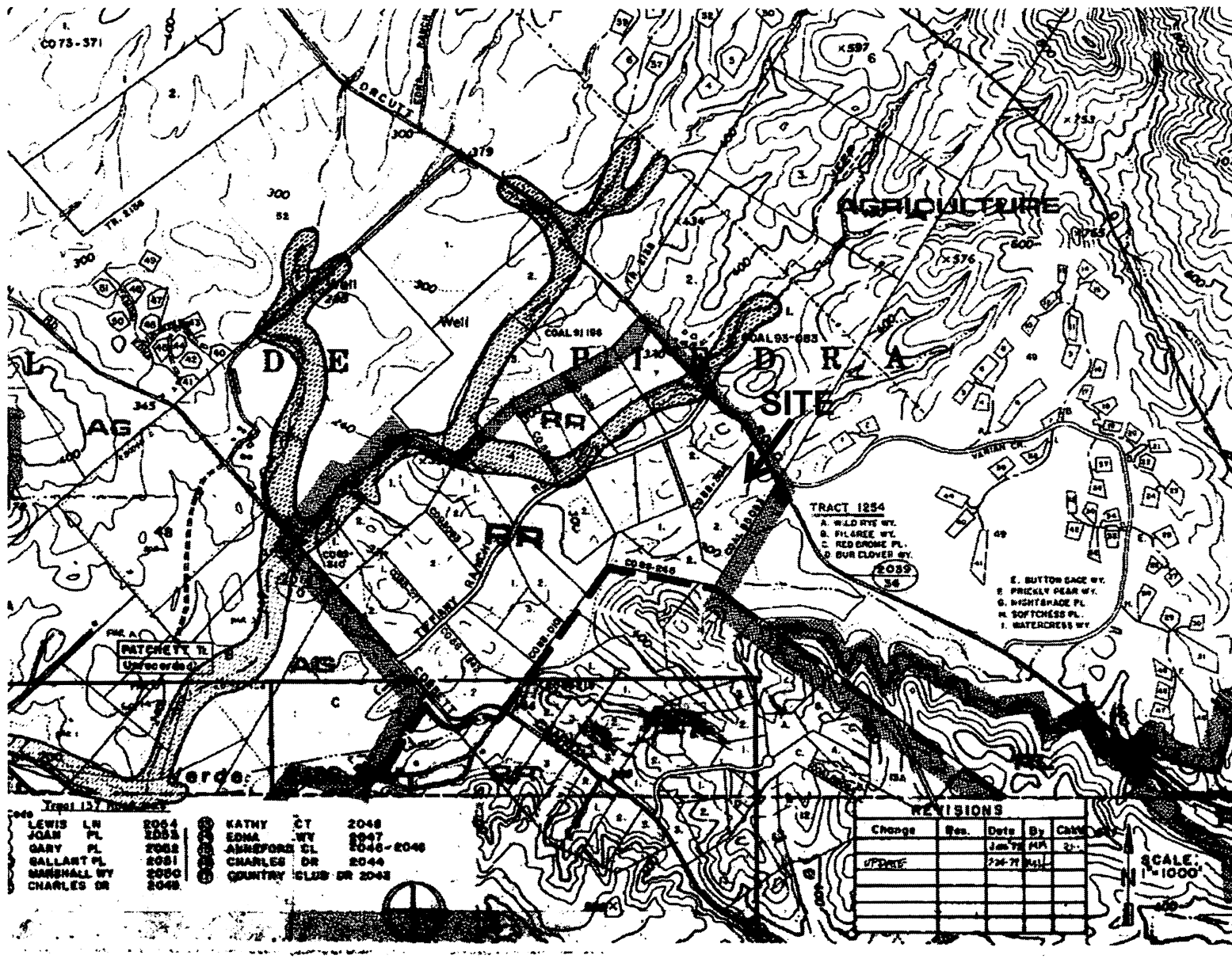
SUB. OF RHO. COR. D.P. BOL. D. CH. & PIS., R.M. BK. A, PG. 65.
 COASTAL. AQUEDUCT, REACH V, DRAWING NO. S-9A-93

ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA BOOK 044 PAGE 232

PROJECT
 Fluit Parcel Map
 SUB2010-00117 CO 11-0059



EXHIBIT
 Assessors Parcel Map



PROJECT
 Flutt Parcel Map
 SUB2010-00117 CO 11-0059



EXHIBIT
 Land Use Category Map



Parcel Summary Report For Parcel # 044-232-029

7/15/2011
9:41:23AM

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 FLUITT MARK S
1220 N WENTWORTH RD TUCSON AZ 85749-
OWN FLUITT MARK S REVOCABLE TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	08211 ORCUTT RD RSLO
P	08217 ORCUTT RD RSLO

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>
COAL85-	083	0002	San Luis Obisp	San Luis Obis	RR			Y		G870050M

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 39/58 PAR 2

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
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 044-232-029

7/15/2011
9:41:23AM

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:

86080 FNL Primary Parcel

Description:

STUCCO OVER REDWOOD SIDING ON SFD

86141 FNL Primary Parcel

Description:

REPLACE ROOF ON SFD

A2421 FNL Primary Parcel

Description:

LEACH REPAIR

A4126 FNL Primary Parcel

Description:

SECONDARY DWELLING/WORKSHOP

A4127 FNL Primary Parcel

Description:

GRADING FOR SEC DU/WORKSHOP

SUB2010-00117 REC Primary Parcel

Description:

SUBDIVIDE INTO 2-10 ACRE PARCELS

ZON2006-00838 APV Primary Parcel

Description:

RETRACTABLE SCREEN DOORS

G880022T CMP Related Parcel

Description:

ADD PROVISIONS OF CC&R'S TO STANDARDS

S850023G APV Related Parcel

Description:

COUNTY OF SAN LUIS OBISPO