



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/2/2013

TO: _____

FROM: Stephanie Fuhs, Development Review

PROJECT DESCRIPTION: SUB2012-00031, CO12-0080 CICCHITELLI- Parcel Map to create 2 parcels. Site located off Grell Lane in Oceano. APN: 062-303-084.

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-2 PARCELS.

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

AR RSF

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 RICHARD AND MAUREEN CICCHITELLI Daytime Phone (401) 640-7089
 Mailing Address 52 SEAVIEW AVE., JAMESTOWN, RI Zip Code 02835
 Email Address: _____

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

Agent Name MIKE DACEY Daytime Phone (805) 801-9238
 Mailing Address PO. BOX 1513, ARROYO GRANDE, CA Zip Code 93421
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 25,530 SF Assessor Parcel Number(s): 062-303-084
 Legal Description: PARCEL 3 OF CO 04-0502, PGR MAP RECORDED AT 74-PM-12
 Address of the project (if known): 2710 GRILL LANE

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 SOUTH, GRAND AVE TO S. ELM ST., S. ELM TO GRILL LANE, END OF GRILL LANE.

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING RESIDENTIAL DUPLEX W/ TWO CARPORTS (JINGLE-CAR) AND MISCELLANEOUS HARDSCAPE AND LANDSCAPE IMPROVEMENTS.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): PROPOSED TO SPLIT INTO TWO PARCELS. PARCEL 1 = 14,001 SF ; PARCEL 2 = 11,529 SF
PROPOSED TO ABANDON OFFER OF DEDICATION AND 6' P.U.E. SHOWN ON

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 Richard T. Cicchitelli
Maureen Cicchitelli

Date 3/13/13
 37-PM-94

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?: 14,001 SF AND 11,528 SF
Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 25,530 SF
What will the property be used for after division: SINGLE FAMILY RESIDENCE AND RESIDENTIAL DU.PLEX
Is the property part of a previous subdivision that you filed? Yes No
If Yes, what was the map number: Tract No: _____ CO 04-0502 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 DRIVEWAY OFF OF GRELL LANE, PROPOSED ACCESS IS THE SAME

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

North: RESIDENTIAL / AGRICULTURAL South: RESIDENTIAL SINGLE FAMILY
East: RESIDENTIAL SINGLE FAMILY West: RESIDENTIAL SINGLE FAMILY

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: OCSO
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: OCSO
Do you have a valid will-serve letter? Yes (if yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: OCEANO FIRE DEPARTMENT

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 GRELL LANE IS A PRIVATE ROAD. IT IS NOT LIKELY THE COUNTY WILL EVER ACCEPT THE OFFER OF DEDICATION SHOWN ON 37-PM-94. THIS PROJECT PROPOSES TO ABANDON THAT OFFER OF DEDICATION AND THE CORRESPONDING 6' RUE ADJACENT TO THE OFFER OF DEDICATION. THE PUBLIC UTILITY COMPANIES DO NOT CURRENTLY USE THE P.U.E.

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: 0.586 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: MINOR GRADING TO BUILD FIRE DEPT. TURN-AROUND WITH CO-04-0502
- 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? 400 GPD
- 4. How many service connections will be required? 1 NEW CONNECTION & WATER METER
- 5. Do operable water facilities exist on the site? EXIST. WATER MAIN LOCATED IN THE GRASS
 Yes No If yes, please describe: LN. ROADWAY - EXIST WATER METERS AND
- 6. Has there been a sustained yield test on proposed or existing wells? SERVICED TO THE EXISTING
 Yes No If yes, please attach. DUPLIX PLOG.
- 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? _____ 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: 0' Location of connection: NW PROPERTY CORNER
- 2. What is the amount of proposed flow? 300 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 JANITATION
- 3. Where is the waste disposal storage in relation to buildings? STANDARD RESIDENTIAL CONTAINERS
- 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: 1681 FRONT STREET, OCEANO (SHERIFF'S DEPT.)
- 3. Location of nearest fire station: 1655 FRONT STREET, OCEANO
- 4. Location of nearest public transit stop: NOT KNOWN
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 3,500 ± FEET feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: RESIDENTIAL - AN EXISTING RESIDENTIAL DUPLEX IS LOCATED ON THE PROPERTY
- 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): LANDSCAPE STRIPS ARE PROPOSED ALONG THE SIDES OF THE DRIVEWAY ON PARCEL 2
- 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 *: _____

*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): previous project c/o 04-0502

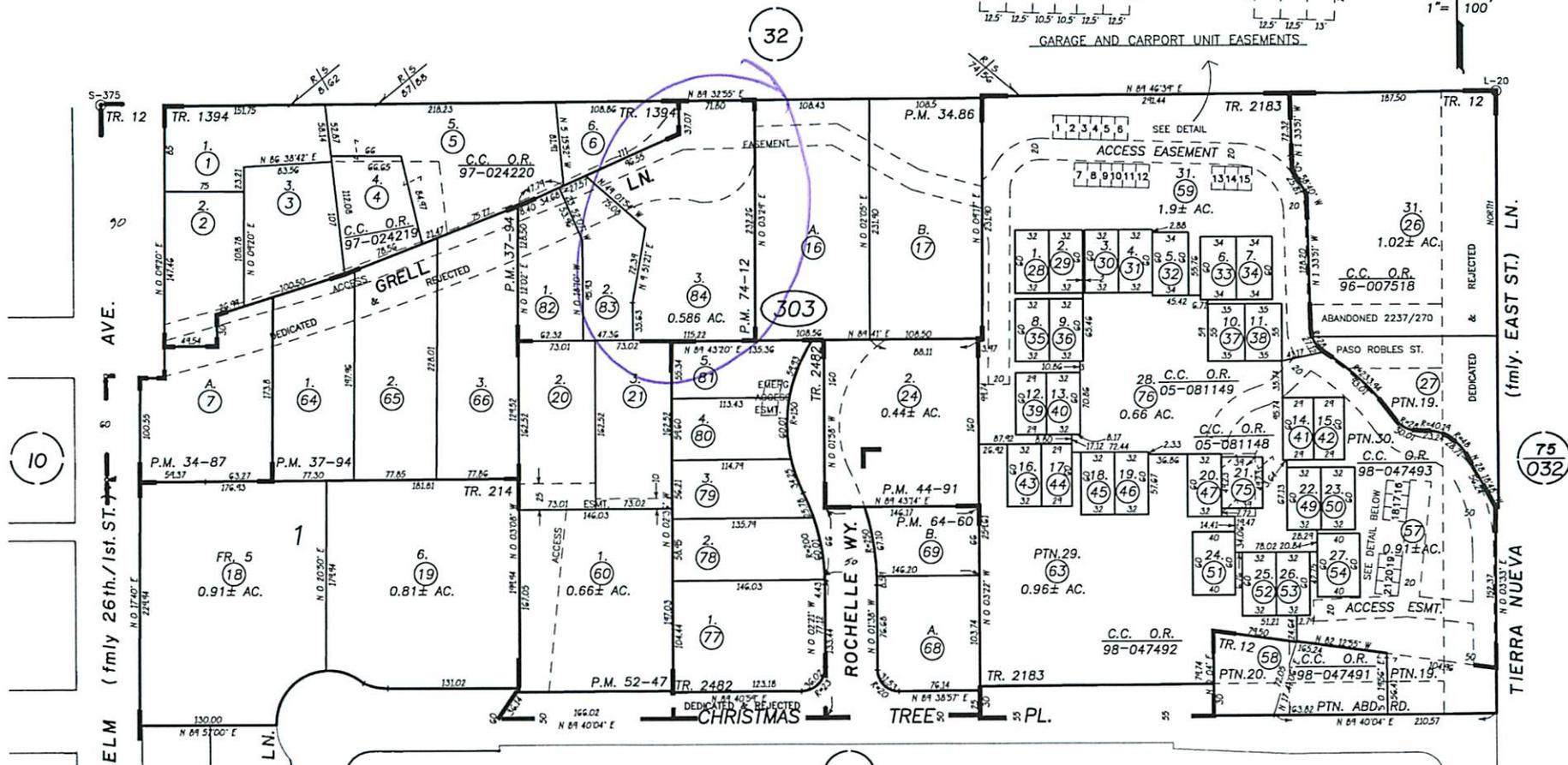
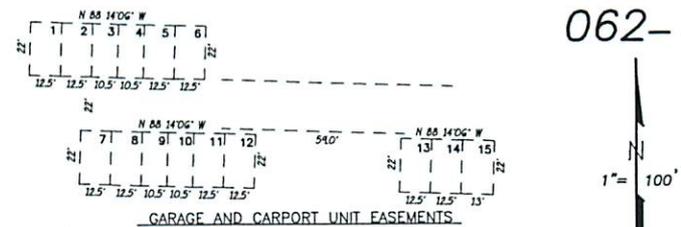
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): GRADING PERMIT AND BUILDING PERMIT FROM COUNTY OF S.L.O.

(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.)

TRACT 2183, ASSESSMENT NUMBERS FOR GARAGE AND CARPORT UNIT EASEMENTS:

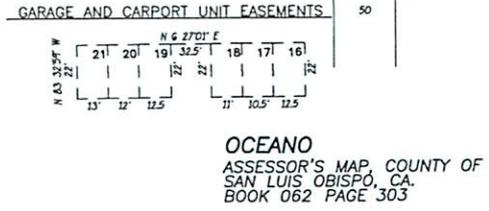
UNIT #:	TYPE:	APN:	UNIT #:	TYPE:	APN:	UNIT #:	TYPE:	APN:
1	GARAGE	907-000-001	8	GARAGE	907-000-008	15	GARAGE	907-000-015
2	GARAGE	907-000-002	9	CARPORT	907-000-009	16	GARAGE	907-000-016
3	CARPORT	907-000-003	10	CARPORT	907-000-010	17	CARPORT	907-000-017
4	CARPORT	907-000-004	11	GARAGE	907-000-011	18	CARPORT	907-000-018
5	GARAGE	907-000-005	12	GARAGE	907-000-012	19	GARAGE	907-000-019
6	GARAGE	907-000-006	13	GARAGE	907-000-013	20	GARAGE	907-000-020
7	GARAGE	907-000-007	14	GARAGE	907-000-014	21	GARAGE	907-000-021



REVISIONS	
I.S.	DATE
NA	03-08-04
05-173	10-08-04
06-224	01-06-06
07-051	06-29-06
07-051	06-30-06
07-165	09-14-06
NA	11-30-06
NA	07-07-08
11-085	10-21-10
NA	12-07-12

50 0 100 200
 MH 07-02-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

- TRACT 2482 ; R.M. Bk. 28, Pg. 50-52.
- TRACT 2183 ; R.M. Bk. 18, Pg. 27.
- TRACT 1394 ; R.M. Bk. 14, Pg. 76.
- TRACT 1263 ; R.M. Bk. 13, Pg. 79.
- TRACT 214 ; R.M. Bk. 7, Pg. 2.
- TRACT 12 ; R.M. Bk. 5, Pg. 31.





Oceano URL

0m
100ft

ROCKY HILL



Parcel Summary Report For Parcel # 062-303-084

3/27/2013
4:19:53PM

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 CICCHITELLI RICHARD
 50 SEAVIEW AVE JAMESTOWN RI 02835-
OWN CICCHITELLI MAUREEN

Address Information

Status Address
P 02710 GRELL LN OCNO

Lot Information:

<u>Tract / Townshp</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>
CO04-	502	0003			RSF	AR		Y	SC	

Parcel Information

Status Description
Active PM 74/12-14 PAR 3

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY
SOUTH SAN LUIS OBISPO COUNTY SANITATION
OCEANO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
COASTAL SAN LUIS RESOURCE CONSV.
COUNTY-ZONE NO. 03 FLOOD CONTROL



Parcel Summary Report For Parcel # 062-303-084

3/27/2013
4:19:53PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR

Case Information

Case Number:

Case Status:

90041 FNL Primary Parcel

Description:

GAS LINE/FAU/WATER HEATER FOR SFD

92523 FNL Primary Parcel

Description:

ELECT. FOR 2ND DWELLING

SUB2012-00031 REC Primary Parcel

Description:

PARCEL MAP-2 PARCELS.

S980221L WIT Related Parcel

Description:

2 WAY LOT LINE ADJ

SUB2004-00176 RDD Related Parcel

Description:

PROP 3 PARCEL DIVISION WITH 2 LOTS OF APPROX 6000 SF EACH AND ONE OF 15,986 SF WITH EXISTING STRUCTURES