



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/3/2013

TO: _____

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2012-00038 COAL 13-0017 SANDERS- Lot line adjustment between 3 parcels to create 3 parcels of 7.47 acres, 10 acres and 30.97 acres. Site located off Noyes Road in Arroyo Grande. APN: 044-341-014.

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

SUB2012-00038 COAL13-0017 SANDERS JEFFR
Lot Line Adjustment
ADJUST 3 PARCELS OF 10 ACRES, 10
ACRES AND 28.5 ACRES TO 3 PARCELS OF
SLB/ AGFR
RR

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Lot Line Adjustment
- Parcel map
- Trust 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 Jeffrey D. & Pamela Sanders Daytime Phone 805 441-6028
 Mailing Address P O Box 735, Pismo Beach, CA Zip Code 93449
 Email Address: _____

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

Agent Name William R. Dyer Daytime Phone 805 481-1223
 Mailing Address 153 North 8th Street, Suite B, Grover Beach Zip Code 93433
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 48.44 acres Assessor Parcel Number(s): 044-341-014
 Legal Description: Lots 48 & 53, Oak Park Tract

Address of the project (if known): 1730 Noyes Road, Arroyo Grande
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Carpenter Canyon Road (Hwy 227) from San Luis Obispo to intersection with Noyes Road. Project is at the southeast corner of Carpenter Canyon Road and Noyes Road

Describe current uses, existing structures, and other improvements and vegetation on the property:
Proposed Parcel 1 is currently used as single family residence. Rest of property is vacant with no improvements.
Vegetation is native oaks and grasses.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Adjust lot lines of existing 3 parcels into 3 parcels of 7.47 acres, 10.00 acres, and 30.97 acres (gross areas).

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.

X Property owner signature  X Date 4/9/13

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?: 7.5 acres, 10.0 acres, & 31.0 acres

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: 10, 10, 28.5 acres

What will the property be used for after division: single family rural residential

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

If Yes, what was the map number: Tract No: _____ CO _____ COAL 04-0212

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: _____

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

North: rural residential South: rural residential

East: rural residential West: rural residential

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: 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)

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 acres
Moderate slopes of 10-30%: 30 acres
Steep slopes over 30%: 13 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: Grading associated with existing single family residence
- 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: Noyes Road, Carpenter Canyon Road (Hwy 227)

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? 1700 gpd
4. How many service connections will be required? one per well
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing well
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 _____ 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: _____ 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 Sanitation
- 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
- 2. Location of nearest police station: City of Arroyo Grande
- 3. Location of nearest fire station: City of Arroyo Grande
- 4. Location of nearest public transit stop: Oak Park Blvd
- 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: Single Family Residential, vacant
- 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 *: none

*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.

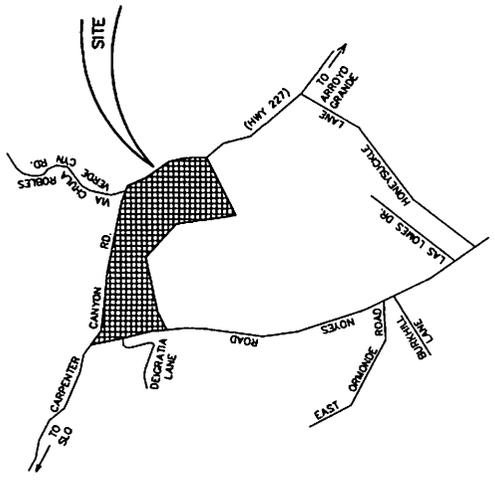
Environmental Information

- 1. List any mitigation measures that you propose to lessen the impacts associated with your project:
none
- 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): ED004-164

Other Related Permits

- 1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Approval of lot line adjustment by County

(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
(NO SCALE)

ASSESSOR'S PARCEL NUMBER:
044-551-014

OWNER'S STATEMENT
WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF SAID OWNER AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

JEFFREY D. SANDERS

PAMELA SANDERS

William R. Dyer
Civil Engineering - Land Surveying
1833 North 253 Street, Suite 9
P.O. Box 432
Orange Beach CA 90483-0432
Tel: (865) 481-1222
Fax: (865) 481-1223

PRELIMINARY LOT LINE ADJUSTMENT
MAP NO. CO AL 13-0017

A LOT LINE ADJUSTMENT OF LOTS 48 & 53 OF THE OAK PARK TRACT, A PORTION OF THE RANCHO CORRAL DE PIEDRA County of San Luis Obispo, California February 2013

SHEET 1 OF 1

- LEGEND**
- 60 EXISTING CONTOUR
 - PROPERTY LINE
 - CENTERLINE
 - - - BUILDING LINE
- NOTES:**
RELATIONS AND DISTANCES ARE PER RECORDED DATA AND ARE FOR REFERENCE ONLY.
CONTOURS ARE PER COUNTY 200 SCALE AERIAL TOPOGRAPHIC MAPS.

- UTILITIES:**
POWER-
TELEPHONE-
GAS-
WATER-
SEWER-
- P.G.A.E.
A.T.T.
S.F. CALIF. GAS CO
SOUTHERN CALIFORNIA GAS CO
INDIVIDUAL WELL
SEPTIC

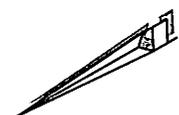
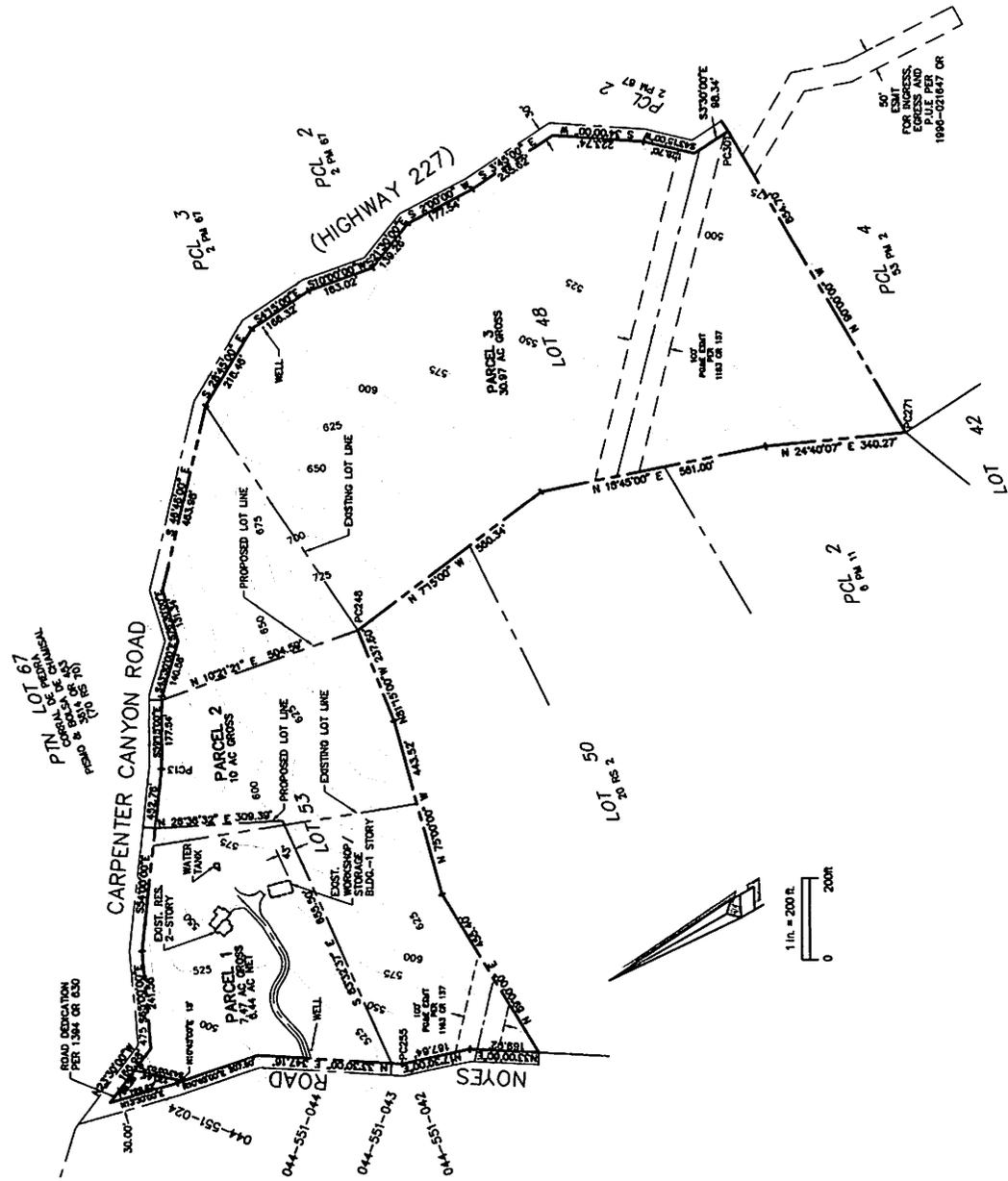
OWNERS:
JEFF & PAMELA SANDERS
P.O. BOX 735
PISMO BEACH, CA 93448
(865) 544-4386

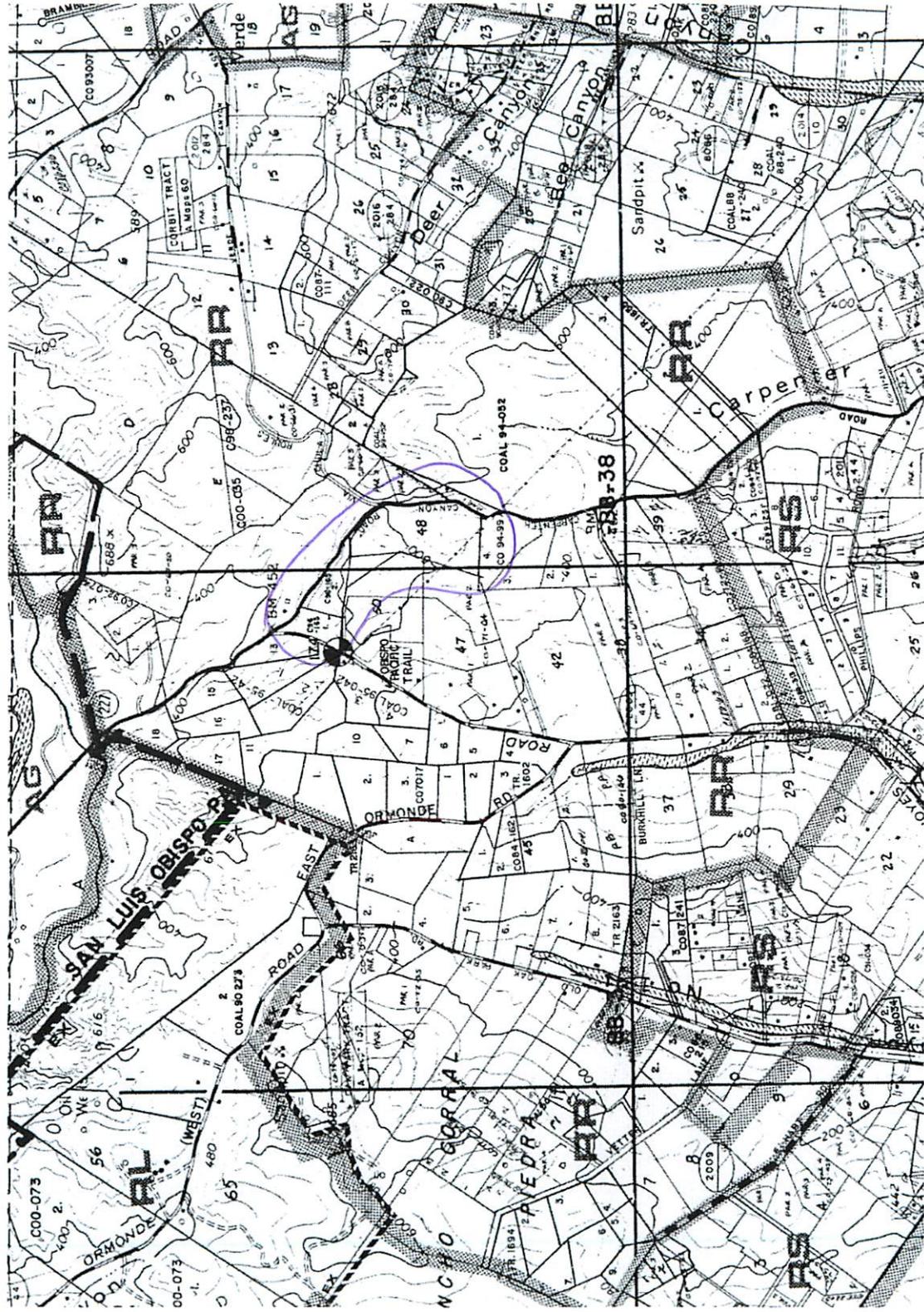
PROJECT BENCHMARK
NAIL & SHIRN AERIAL TARGET ON EASTERLY EDGE OF PAVEMENT OF NOTES ROAD. APPROXIMATELY 700 FT SOUTHERLY OF THE CORNER OF LOT 48.
ELEVATION = 522.57
(ASSUMED DATUM - APPROX. USDS)

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA.



BY: WILLIAM R. DYER, L.S. 5681, Exp. 9/30/2013









Parcel Summary Report For Parcel # 044-341-014

5/3/2013
11:59:24AM

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 SANDERS JEFFREY D
 PO BOX 735 PISMO BEACH CA 93448-0735
OWN SANDERS PAMELA

Address Information

Status Address

P 01730 NOYES RD RSLB
P 00000 CARPENTER CANYON RD RSLB

Lot Information:

<u>Tract / Twنشp</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>
APV.C96-	156	0001	Arroyo Grande I	San Luis Bay				Y		
APV.C96-	156	0002	Arroyo Grande I	San Luis Bay				Y		
APV.C96-	156	0003	Arroyo Grande I	San Luis Bay				N		
OAKPKTR	0000	0048	Arroyo Grande I	San Luis Bay	RR			Y		
OAKPKTR	0000	0053	Arroyo Grande I	San Luis Bay	RR			N	VP	E990213G

Parcel Information

Status Description

Active OAK PK TR PTN LOTS 48 & 53

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY



Parcel Summary Report For Parcel # 044-341-014

5/3/2013
11:59:24AM

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
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

A1027 FNL Primary Parcel

Description:

GRADING MAJOR

A1028 FNL Primary Parcel

Description:

SINGLE FAMILY DWELLING

A1779 FNL Primary Parcel

Description:

CONVERT BASEMENT TO GUESTHOUSE

C3153 FNL Primary Parcel

Description:

STEEL STORAGE BUILDING & GRADING APPROVED FABRICATOR - ENGR:S.NOORAFSHANI,RCE 37614

E990213 RES Primary Parcel

Description:

GRADING W/O PERMIT

P970544 WIT Primary Parcel

Description:

PMT2002-21273 WIT Primary Parcel

Description:

CONST SFD DO# B2193

PMT2002-21274 WIT Primary Parcel

Description:

CONST SFD DO# B2191

PMT2002-21275 WIT Primary Parcel

Description:

CONST SFD DO# B2219

PMT2002-21276 WIT Primary Parcel

Description:

CONST SFD DO# B2193



Parcel Summary Report For Parcel # 044-341-014

5/3/2013
11:59:24AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-21295 WIT Primary Parcel

Description:

CONST SFD DO# B2106

PMT2002-21296 WIT Primary Parcel

Description:

CONST SFD DO# B2105

PMT2002-27887 WIT Primary Parcel

Description:

GRADING ACCESS ROAD (AS-BUILT)

PMT2009-01634 EXP Primary Parcel

Description:

EXPIRED - ADD 167 SF NEW AND REMODEL KITCHEN AREA - 224 SF

S960085C RDD Primary Parcel

Description:

PROP 2 CERT OF COMP

S970130T WIT Primary Parcel

Description:

6 LOTS REQUESTED

SUB2003-00214 APV Primary Parcel

Description:

PROP 3 LOT ADJUSTMENT

SUB2012-00038 REC Primary Parcel

Description:

ADJUST 3 PARCELS OF 10 ACRES, 10 ACRES AND 28.5 ACRES TO 3 PARCELS OF 7.5 ACRES, 10 ACRES AND 31 ACRES.