SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/22/2013

TO: _____

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2012-00043 CO13-0026 BUCKLEY PACIFIC, LLC- Four lot subdivision with 4 parcels of 1.9, 1.6, 1.3, and 1.3 acres. Site located off Buckley Road in San Luis Obispo. APN: 076-063-003.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2012-00043 CO13-0026 BUCKLEY PACIF

Parcel Map

PARCEL MAP-SUBDIVIDE 6.1 ACRE SITE INTO FOUR LOTS OF 1.9, 1.6, 1.3 AND 1.3

SLO/ RSLO SEF

AR CS

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Public Lot
- ☐ Receiving Site
- ☐ Reversion to Acreage
- ☐ Voluntary Merger
- ☐ Lot Line Adjustment
- ☐ Sending Site
- ☐ Reconsideration
- ☐ Certificate of Compliance
- ☒ Pa
- ☐ Re
- ☐ Co

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Buckley Pacific, LLC. Daytime Phone 805-543-1706
Mailing Address 645 Clarion Court, San Luis Obispo, CA Zip Code 93401
Email Address:

☐ Applicant Name same as owner Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name Oasis Associates, Inc. Daytime Phone 805-541-4509
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
Email Address:

PROPERTY INFORMATION

Total Size of Site: 6.1 +/- Acres Assessor Parcel Number(s): 076-063-003
Legal Description: Parcel 3, Map CO87-164
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 side of Buckley Road, West of Highway 227, East of Hoover Avenue.
Describe current uses, existing structures, and other improvements and vegetation on the property: Seasonal dry farming, water wells.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Four lot subdivision, 1.3-1.9 acres; Lot 1: 1.9 acres; Lot 2: 1.6 acres; Lot 3: 1.3 acres; Lot 4: 1.3 acres

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 14 May 2013

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?: 4 Parcels: 1.3-1.9 acres
Number of existing lots, parcels or certificates: 1 Existing parcel sizes: +/- 6 acres
What will the property be used for after division: Commercial Service
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: Existing: to farm field over curb, gutter and sidewalk. Future: access via proposed driveway.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: SLO County Airport/Public Facilities South: Dry Farm Ag: Zoned Ag
East: Commercial Services/Vacant & DG surface parking. West: Dry farm Ag: Zoned Industrial

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: mutual water co. in process
Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No

Proposed sewage disposal: ☐ Individual on-site system ☒ Other Shared engineered septic system
☐ 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

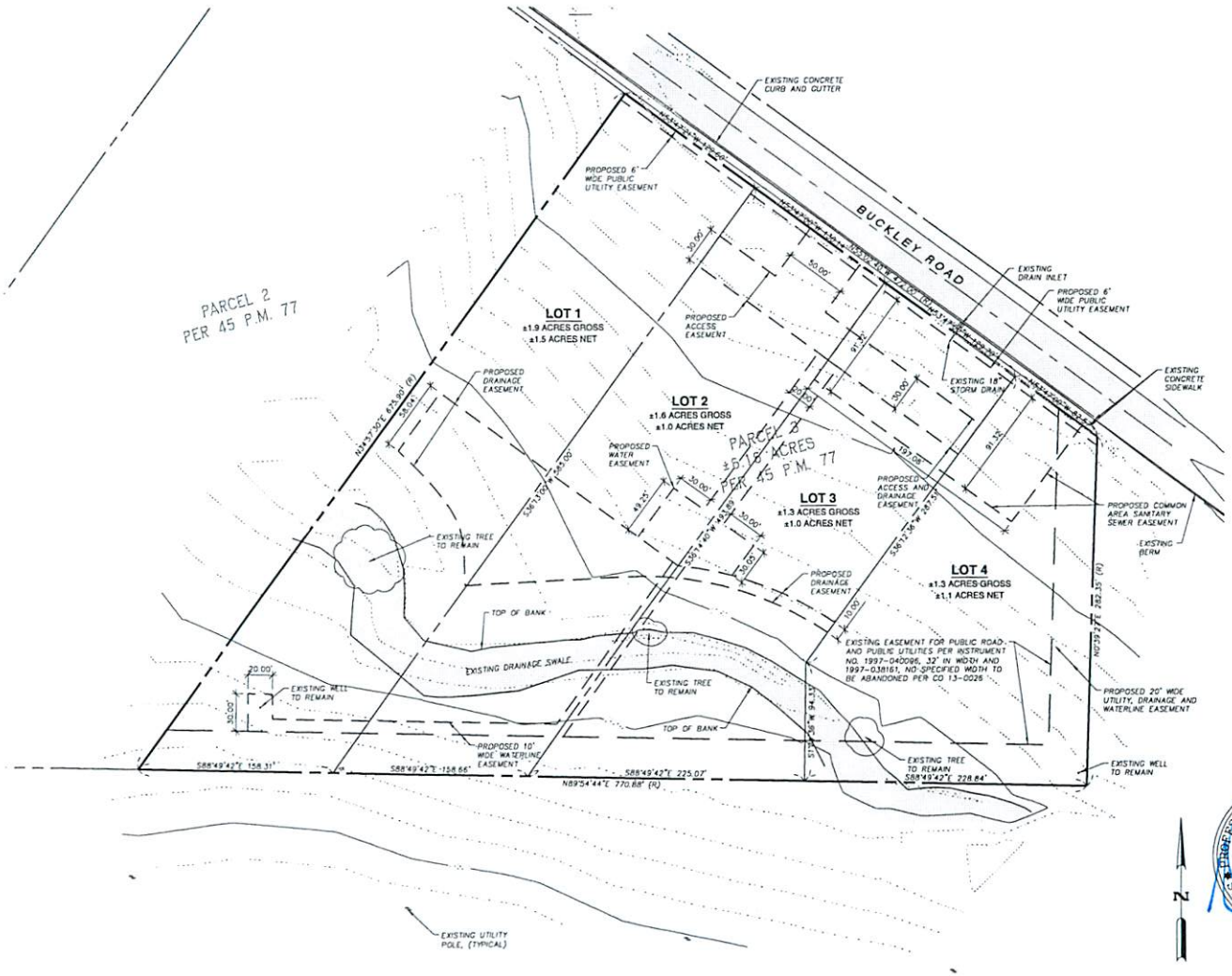
☐ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.

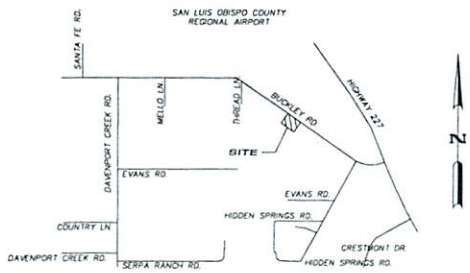
☐ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

TENTATIVE PARCEL MAP
CO 13-0026

PARCEL 3 OF PARCEL MAP CO 87-164, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED APRIL 7, 1989 IN BOOK 45, PAGE 77 OF PARCEL MAPS

APRIL, 2013





VICINITY MAP

NO SCALE

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNICORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP CO 87-164, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDE APRIL 7, 1989 IN BOOK 45, PAGE 77 OF PARCEL MAPS.

APN: 076-063-003

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAS TAKEN FROM PARCEL MAP 45 PM 77, BEING THE NORTHERLY LINE OF PARCEL 3 AND THE SOUTHERLY LINE OF BUCKLEY ROAD, SHOWN AS N 55°02'40" W

OWNERS:

BUCKLEY PACIFIC, LLC
645 CLARION CT.
SAN LUIS OBISPO, CA 93401
APN 076-063-003

APPLICANT:

OMNI DESIGN GROUP, INC.
711 TANK FARM RD. STE. 100
SAN LUIS OBISPO, CA 93401

LEGEND:

- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT AS NOTED
- PROPOSED EASEMENT AS NOTED
- PROPOSED LOT LINE
- EXISTING LOT
- PROPOSED LOT
- REFERENCED PER 45 MB 77

PARCEL 60
LOT 2
(R)

PROFESSIONAL LAND SURVEYOR
DAVID A. MARCHELL
EXP. 12-31-14
NO. PLS6375
STATE OF CALIFORNIA

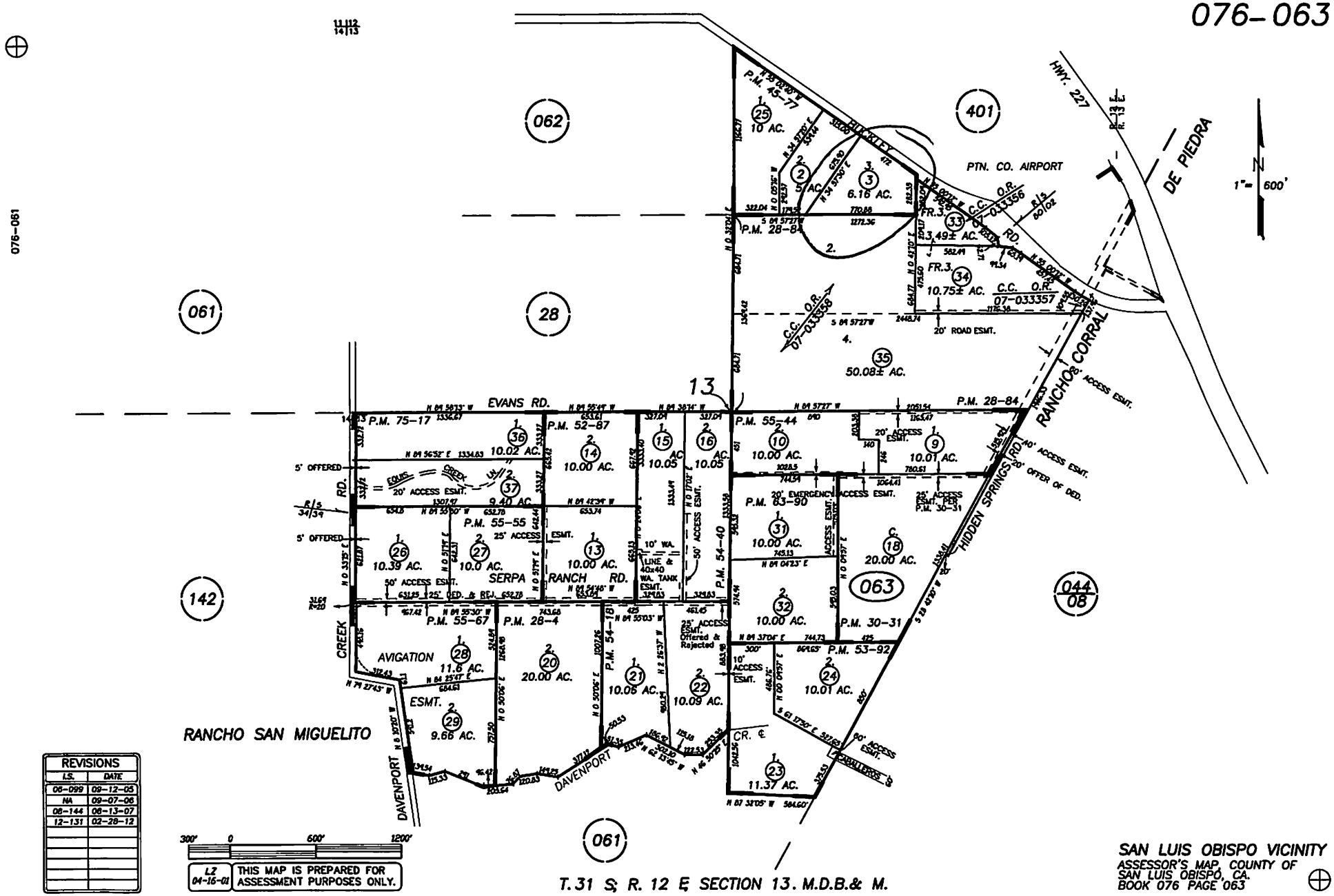
omni DESIGN GROUP

ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805)544-9700
FAX: (805)544-4327
email: omnidesigngroup.com

SHEET 1 OF 1

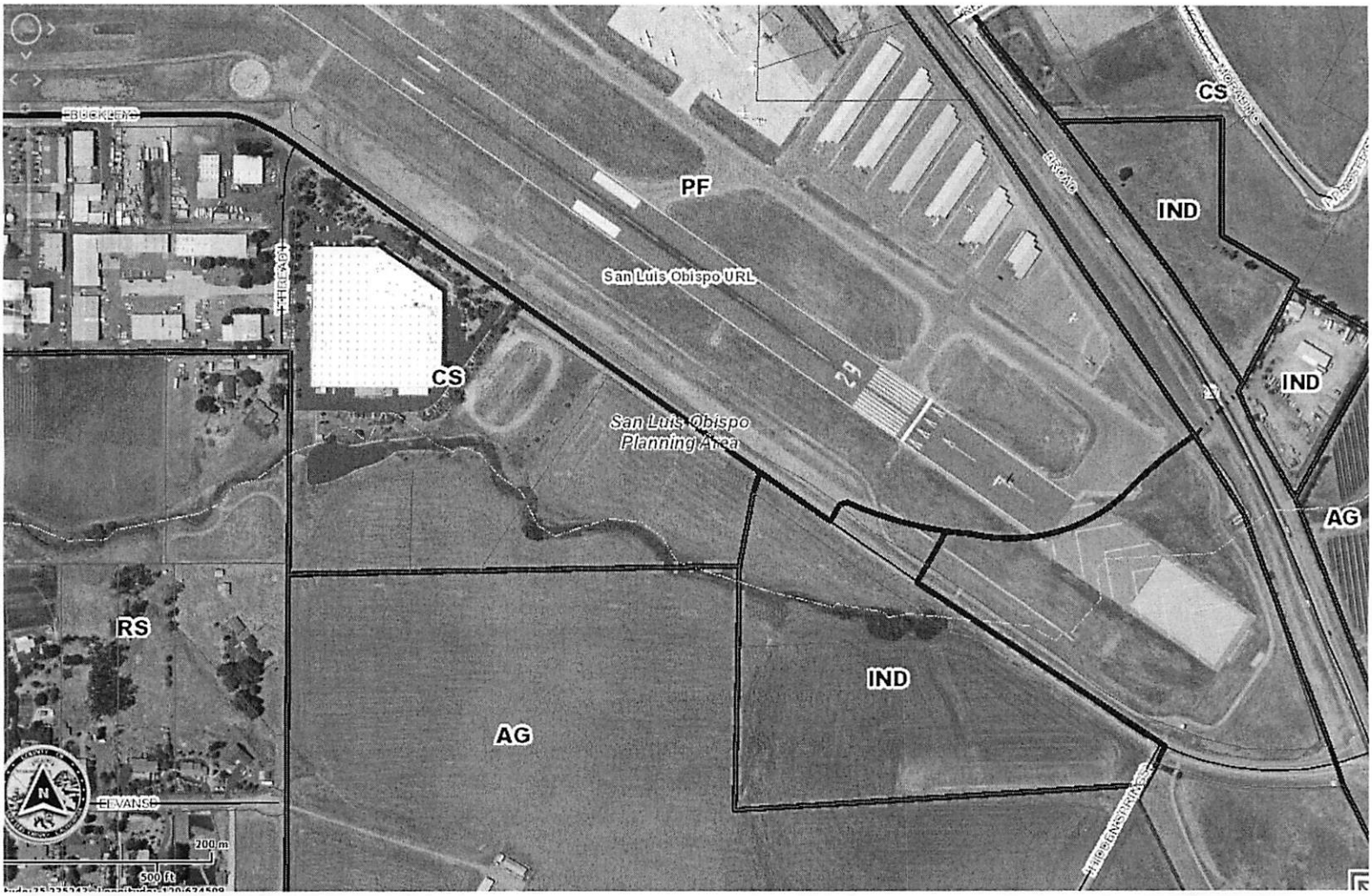
609-19A

076-063



REVISIONS	
L.S.	DATE
05-099	09-12-05
NA	09-07-06
06-144	06-13-07
12-131	02-28-12

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 063


BUCKLEY
HIGHWAY 1
PF
San Luis Obispo URL
CS
San Luis Obispo
Planning Area
RS
AG
IND
CS
IND
IND
AG
EVANS
200 m
500 ft

Parcel Summary Report For Parcel # 076-063-003

5/22/2013
12:40:50PM

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	BUCKLEY PACIFIC LLC 645 CLARION CT SLO CA 93401-8177
OWN	BUCKLEY PACIFIC LLC A CA LLC

Address Information

Status	Address
P	00000 BUCKLEY RD SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO87-	164	0003	San Luis Obisp	San Luis Obis	CS	AR		Y		D870084D

Parcel Information

Status	Description
Active	PM 45-77 PAR 3

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
AREA NO. 21
SAN LUIS
NO. 04
AREA NO. 22 (AIRPORT AREA SPECIFIC PLAN)

Parcel Summary Report For Parcel # 076-063-003

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Case Information

Case Number:	Case Status:	
PRE2006-00152	REC	Primary Parcel
Description:		
25,000SF		
PRE2012-00003	REC	Primary Parcel
Description:		
SUB2012-00043	REC	Primary Parcel
Description:		
PARCEL MAP-SUBDIVIDE 6.1 ACRE SITE INTO FOUR LOTS OF 1.9, 1.6, 1.3 AND 1.3 ACRES.		
A2731	EXP	Related Parcel
Description:		
FOOT BRIDGE		
A2732	EXP	Related Parcel
Description:		
GRADING FOR PARKING LOT EXPANSION		
D870084D	CMP	Related Parcel
Description:		
MANUFACTURING OF MACHINERY		
D960349D	EXP	Related Parcel
Description:		
NEW ACCESS ROAD AND PARKING AREA		
D980294D	APP	Related Parcel
Description:		
MANUFACTURING BLDG W/PARKING SPACES		
PMT2002-25836	EXP	Related Parcel
Description:		
ELECTRICAL FOR PARKING LOT		