



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/8/2013

TO: _____

FROM: Schani Siong- South County Team/ Development Review

PROJECT DESCRIPTION: SUB2013-00009 TR3053 HURLEY RANCH- Tract map for a proposed 13 lot subdivision. 66.5 acre project site located off Erhart Road in Arroyo Grande. APN: 044-368-001, 044-561-006 and 007.

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

SUB2013-00009 TR12-3053 HURLEY RANCH L

Tract Map

13 LOT SUBDIVISION

SLB/ AGFR

RR

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | |
|---|--|--------------------------|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> |
| <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site | <input type="checkbox"/> |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | <input type="checkbox"/> |
| <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | |

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Hurley Ranch LLC - Fletcher Burton Daytime Phone 805-481-5096

Mailing Address 1131 El Camino Real, Arroyo Grande, CA Zip Code 93420

Email Address: fletcher@anderson-burton.com

Applicant Name Same Information as Landowner Daytime Phone _____

Mailing Address _____ Zip Code _____

Email Address: _____

Agent Name RRM Design Group - Joshua Roberts Daytime Phone 805-543-1794

Mailing Address 3765 South Higuera, Suite 102, SLO CA Zip Code 93401

Email Address: jroberts@rrmdesign.com

PROPERTY INFORMATION

44-368-001, 44-561-006

Total Size of Site: 66.5 ac (approx) Assessor Parcel Number(s): & 44-561-007

Legal Description: LOTS 7, 8 & 9 OF OLD OAK PARK TRACT - Book A, Pg 152

Address of the project (if known): 686 Erhart Arroyo Grande, CA 93420

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Old Oak Park to the end of Erhart

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

See Attached

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): See Attached

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 08-02-13

Fletcher Burton - Hurley Ranch LLC

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?: 5+ acres

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 16ac & 50.5ac

What will the property be used for after division: Single Family Home Sites

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.

See Attached

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: See Attached

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

North: RR Zoning South: RS Zoning

East: RR Zoning West: RS Zoning

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: TBD

- 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)

Acres 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):

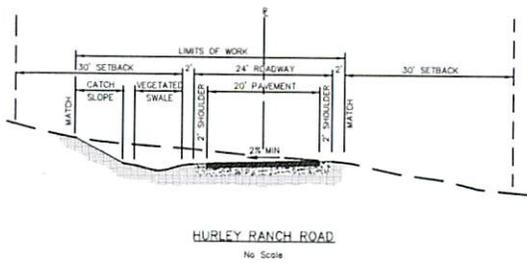
Is your project a:

- 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".

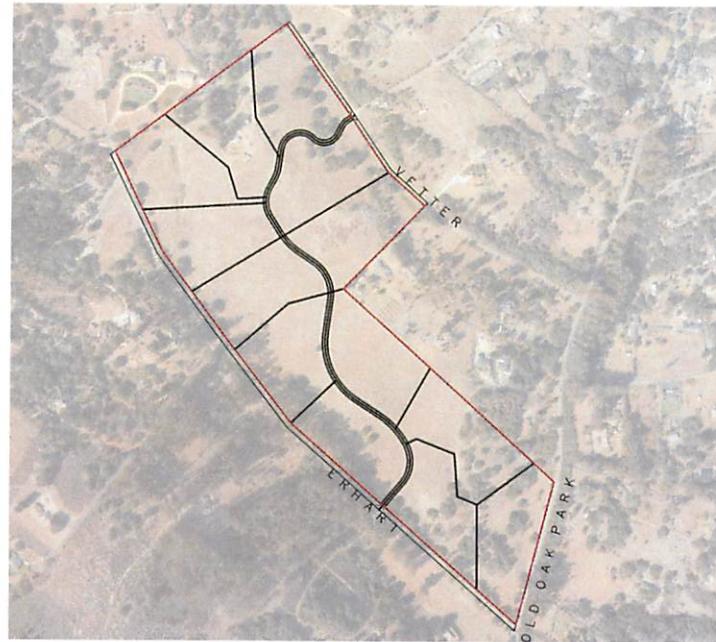
HURLEY RANCH - Tract 3,053

A Vesting Tentative Map within unincorporated County of San Luis Obispo, State of California

MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 7, 8 AND 9 OF OLD OAK PARK TRACT, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED DECEMBER 3, 1983 IN BOOK A, PAGE 152 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP



UTILITY INFORMATION

WATER SERVICE: INDIVIDUAL WELLS	GAS SERVICE: INDIVIDUAL PROPANE
SEWER SERVICE: INDIVIDUAL SYSTEMS	TELEPHONE SERVICE: AT&T
ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC	TELEVISION: SATELLITE

PROJECT OWNER/APPLICANT

HURLEY RANCH, LLC
ATTN: MR. FLETCHER BURTON
1131 EL CAMINO REAL
ARROYO GRANDE, CA
805-481-5096
fletcher@anderson-burton.com

REPRESENTATIVE

RRM DESIGN GROUP - SAN LUIS OBISPO
ATTN: MR. JOSEFA ROBERTS, P.E.
3785 SOUTH HIGUERA STREET, 102
SAN LUIS OBISPO, CA 93451
805-543-1794
jroberts@rrmdesign.com

PROPERTY INFORMATION

GROSS AREA: 68.48 ACRES, COMPRISED OF:
A.P.N. 044-561-008 (LOT 7)
A.P.N. 044-561-007 (LOT 8)
A.P.N. 044-388-001 (LOT 9)

NET AREA: 63.65 ACRES, REDUCED BY:
ERHART ROAD & VETTER LANE

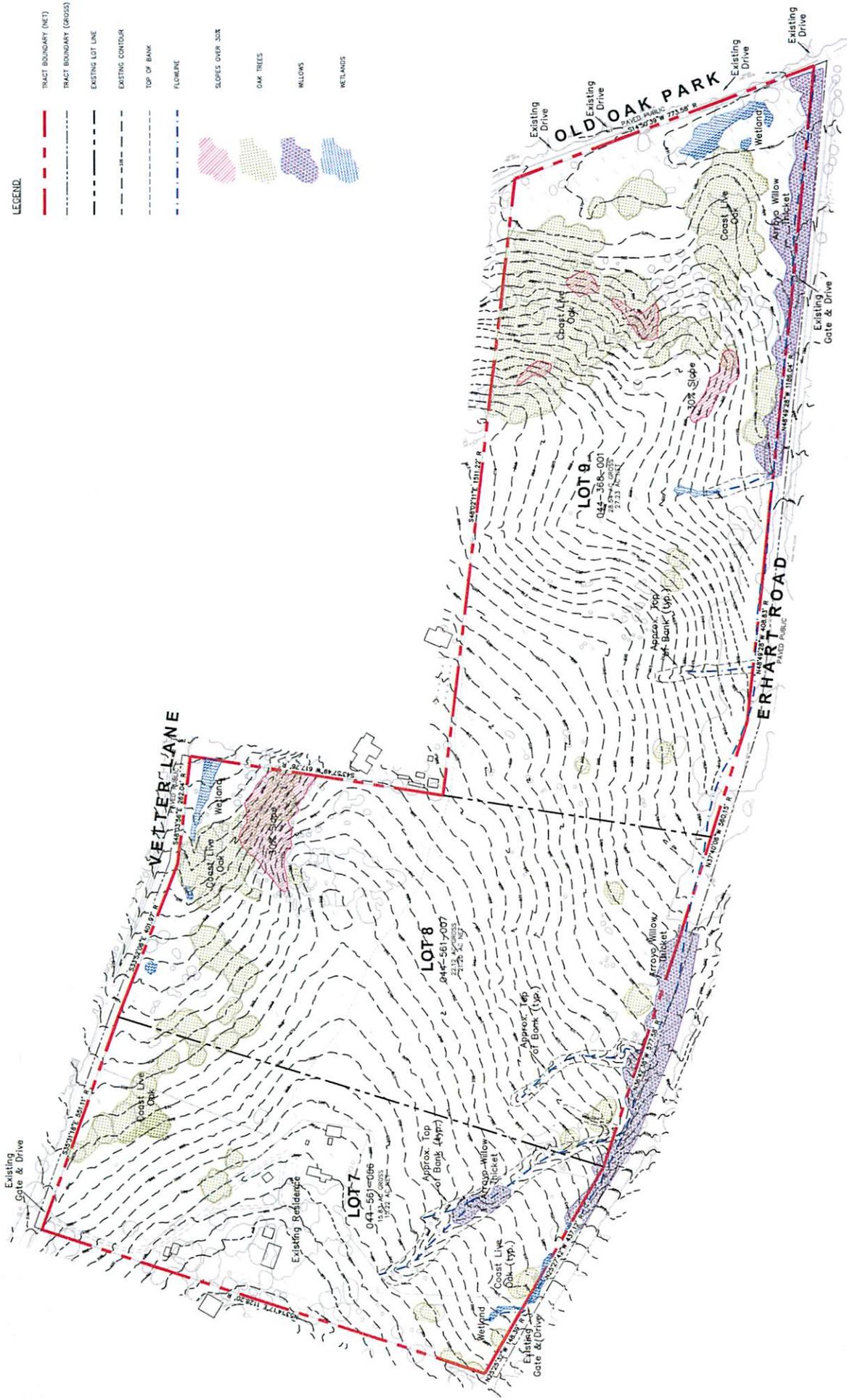
EXISTING & PROPOSED ZONING: RR
5 ACRE MINIMUM

SETBACKS:
FRONT: 30' (FROM ROAD EASEMENT)
44' (FROM ROAD CENTERLINE)
SIDE: 30'
REAR: 30'

SHEET INDEX

TM-1	PROJECT INFORMATION
TM-2.1	EXISTING CONDITIONS
TM-2.2	EXISTING AERIAL
TM-3	VESTING TENTATIVE MAP

- LEGEND**
- TRACT BOUNDARY (NET) ---
 - TRACT BOUNDARY (GROSS) ---
 - EXISTING LOT LINE ---
 - EXISTING CONTOUR ---
 - TOP OF BANK ---
 - FLOODED ---
 - SLOPES OVER 30% ---
 - OAK TREES ---
 - MALLOWS ---
 - WETLANDS ---





HURLEY RANCH

Tract 3,053 - Existing Aerial

August 2, 2013
Sheet TM-2.2



LEGEND

- PARCEL BOUNDARY
- PARCEL SETBACK (30' TYP.)
- PROPOSED CONTOUR
- EARTHEN SWALE
- SLOPES OVER SIX
- OAK TREES
- WILLOWS
- METALS



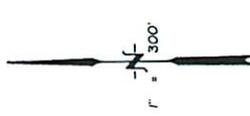
HURLEY RANCH

Tract 3,053 - Vesting Tentative Map

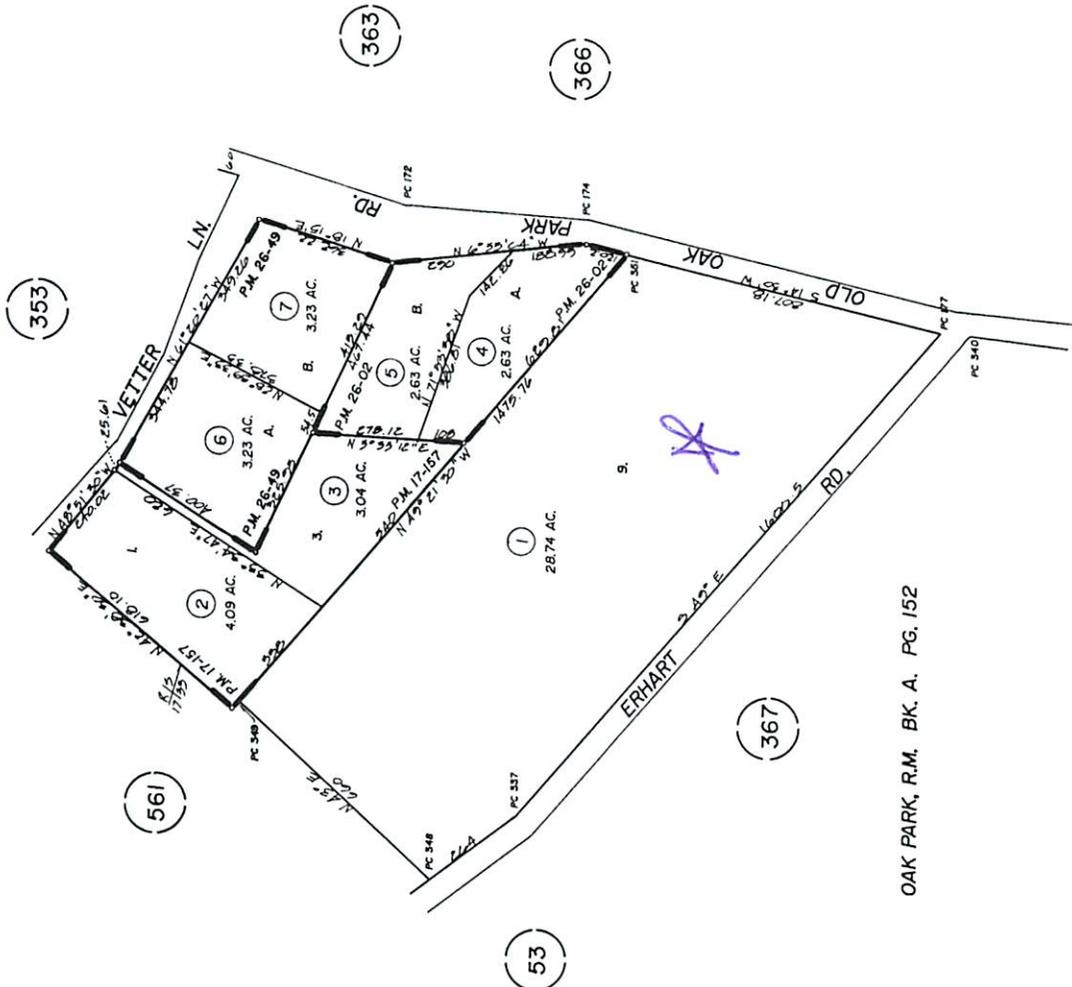
August 2, 2013
Sheet TM-3



rrmdesigngroup
creating environments people enjoy



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY



OAK PARK, R.M. BK. A. PG. 152

REV. 1-26-89

24 044-561

079/28

079/25

079/26

53

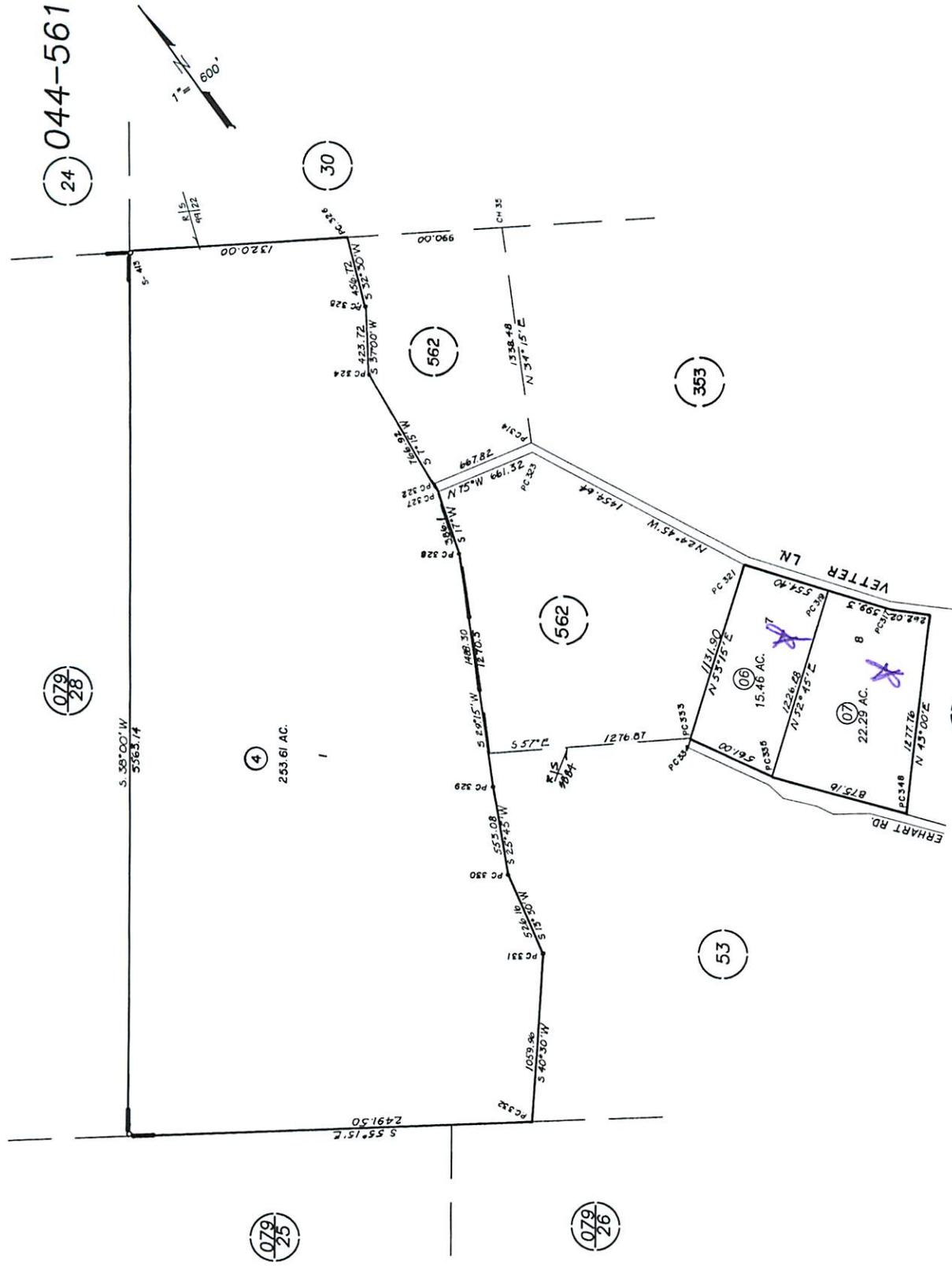
368

353

562

562

30

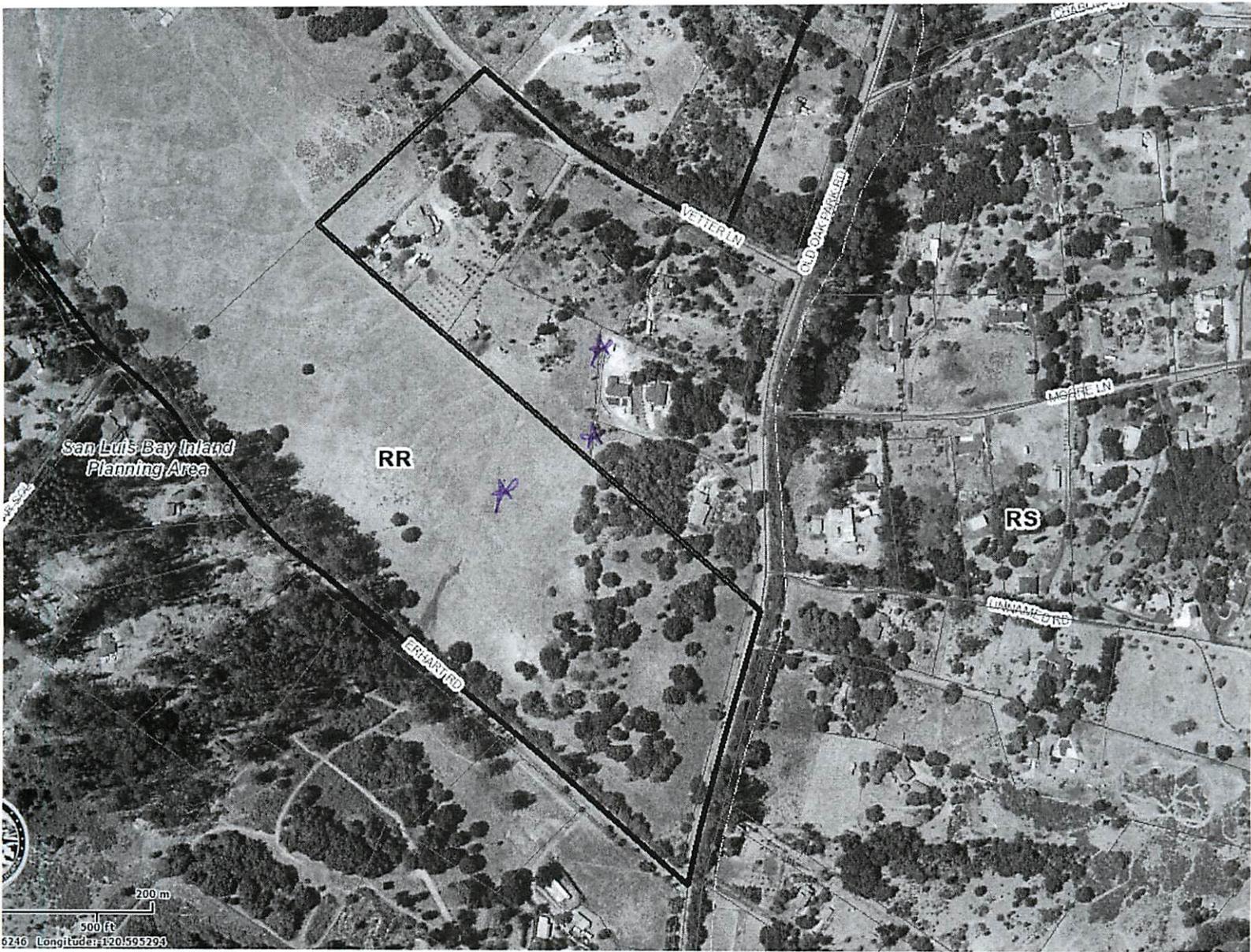


300' 0 600' 1200'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CB 12-09-05

REVISIONS	
LS.	DATE
NA	12-09-05
LS-115	03-01-13





Parcel Summary Report For Parcel # 044-368-001

8/8/2013
12:42:12PM

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 HURLEY RANCH LLC
1131 EL CAMINO REAL ARROYO GRANDE CA 93420-2553

Address Information

Status Address

Lot Information:

<u>Tract / Twncshp</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>
OAKPKSB	0000	0009	Arroyo Grande I	San Luis Bay	RR			Y	L2	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	OAK PK TR LT 9

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 044-368-001

8/8/2013
12:42:12PM

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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PRE2012-00009 REC Primary Parcel

Description:

5 ACRES

SUB2013-00009 REC Primary Parcel

Description:

13 LOT SUBDIVISION