



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/22/2013

TO: \_\_\_\_\_

FROM: Megan Martin (Elovich) South County Team/ Development Review

PROJECT DESCRIPTION: SUB2013-00012 CO13-0041 SEBBY- Parcel map for a proposed 2 lot subdivision creating one 1.0 acre parcel and one 6.9 acre parcel. 7.9 acre project site located off Machado Lane in San Luis Obispo. APN: 044-082-052.

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: SUB2013-00012 CO13-0041 SEBBY ERNEST T

Parcel Map  
PARCEL MAP 2 PARCELS

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- F
- F
- C

SLO/ EDNA  
AR RS

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Ernest T. Sebby Daytime Phone (805) 543-5614  
 Mailing Address 5415 Edna Road, San Luis Obispo, CA Zip Code 93401  
 Email Address: ernies@charter.net

Applicant Name Ernest T. Sebby Daytime Phone (805) 543-5614  
 Mailing Address 5415 Edna Road, San Luis Obispo, CA Zip Code 93401  
 Email Address: ernies@charter.net

Agent Name North Coast Engineering, Inc. Daytime Phone (805) 239-3127  
 Mailing Address 725 Creston Road, Suite B, Paso Robles, CA Zip Code 93446  
 Email Address: jsanders@northcoastengineering.com

### PROPERTY INFORMATION

Total Size of Site: 7.9 Acres Assessor Parcel Number(s): 044-082-052  
 Legal Description: Por Lot 'N' of Hollister Tract, 10/RS/52  
 Address of the project (if known): 1320 Machado Lane, San Luis Obispo, California  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: At north end of Machado Lane.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Residential with 1 single family home, 2 barns. Open land with creek.

### PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): \_\_\_\_\_  
Proposed 2 parcels: ± 1 Ac and ± 6.9 Ac

### 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 Ernest T. Sebby Date 6/25/13  
 Ernest Sebby

<b>FOR STAFF USE ONLY</b>				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> 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?: 2 Lots: 6.9 Ac and 1.0 AcNumber of existing lots, parcels or certificates: 1 Existing parcel sizes: 7.9 AcWhat will the property be used for after division: ResidentialIs the property part of a previous subdivision that you filed?  Yes  NoIf 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  NoBuilding 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  NoSurrounding parcel ownership: Do you own adjacent property?  Yes  NoIf yes, what is the acreage of all property you own that surrounds the project site? 1.9 Ac ±Describe existing and future access to the proposed project site: Machado Lane

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

North: Residential South: ResidentialEast: Residential / Recreation West: ResidentialProposed water source:  On-site well  Shared well  Other \_\_\_\_\_ Community System - List the agency or company responsible for provision: Golden State Water Co.Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  NoProposed 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)  NoFire Agency: List the agency responsible for fire protection: CDF / County Fire DepartmentList available or proposed utilities:  Gas  Telephone  Electricity  Cable TVAdjustments: 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:

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Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

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**Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):**

Is your project a: - N/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".









# Parcel Summary Report For Parcel # 044-082-052

8/9/2013  
5:11:10PM

## 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    SEBBY ERNEST T  
5415 EDNA RD SLO CA 93401-7998  
OWN    SEBBY FAMILY TRUST-SURVIVORS TRUST

### Address Information

Status            Address  
01320 MACHADO LN EDNA

### 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>
COAL03-	227	0002	Los Ranchos Ed	San Luis Obis	RS	AR		Y		

### Parcel Information

Status    Description  
Active    HOLSTR TR PTN LT N

### Notes

#### Tax Districts

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



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8/9/2013  
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## 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:**

96648

**Case Status:**

FNL

Primary Parcel

**Description:**

INFILTRATORS TO REPLACE LEACH

S020427L

APV

Primary Parcel

**Description:**

ADJUST LOT LINE

SUB2013-00012

REC

Primary Parcel

**Description:**

PARCEL MAP 2 PARCELS