



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/17/2014

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

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us)  
South CountyTeam / Development Review

PROJECT DESCRIPTION: SUB2013-00044 TERRA VISTA – Proposed road abandonment of secondary access road connecting Westhampton and Meadow Oak in Arroyo Grande.  
APN: 075-351-042.

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

Road Abandonment Request

ROAD ABANDONMENT

SC/ RSC

RR

GENERAL APPLICATION

File No.: \_\_\_\_\_

APPLICATION TYPE – CHECK ALL THAT APPLY:

- Public Lot     Voluntary Merger     Certificate of Compliance     Lot Line Adjustment
- Parcel Map     Tract Map     Receiving Site     Sending Site
- Condominium (new or conversion)     Road Abandonment     Road Name
- Reversion to Acreage     Reconsideration     Address

APPLICANT INFORMATION (check box for contact person assigned to this project)

Landowner Name: Angelo Belli-Mojica, M.D. Daytime Phone: (520) 340-0116  
 Mailing Address: 695 Meadow Oak Drive, Arroyo Grande, CA Zip Code: 93420  
 E-mail Address: belli@email.arizona.edu

Applicant Name: RK Builders, Inc. (Kai Silva) Daytime Phone: (805) 541-2060  
 Mailing Address: 1124 Nipomo Street, Ste C, San Luis Obispo, CA Zip Code: 93401  
 E-mail Address: ksilva@rkbuildersinc.com

Agent Name: Same as above. Daytime Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

PROPERTY INFORMATION

Total Size of Site: 5 acres (+/-) Assessor Parcel Number(s): 075-351-042  
 Legal Description: Tract 2221, Lot 5  
 Address of the Project (if known): 695 Meadow Oak Drive, Arroyo Grande, CA 93420  
 Directions to the Site (include gate codes); describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Cross-streets are S. Halcyon and Meadow Oak

Describe current uses, existing structures, and other improvements and vegetation on the property: SFR, Detached garage, pool house, workshop

PROPOSED PROJECT

Describe the proposed project (including size of all proposed parcels): Construct block wall approx. 320 feet long to separate parcel from neighbor

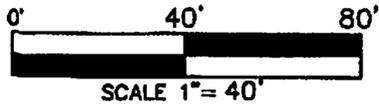
LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements herein are true. I do hereby grant official representatives of the County authorization to inspect the subject property.

Property Owner Signature: *AM-1* Date: 12/31/13

**FOR STAFF USE ONLY:**  
 Minimum Parcel Size \_\_\_\_\_  Square Feet     Acres     By PSA     By Ordinance

**INFORMATIONAL EXHIBIT  
OF EXISTING IMPROVEMENTS  
ADJACENT TO THE WESTERLY LINE OF  
LOT 5, TRACT 2221, 19/MB/27**



www.DakosLandSurveys.com



CUL-DE-SAC  
MEADOW OAK  
DRIVE

$R=47.00'$   
 $L=85.02'$   
 $\Delta=103^{\circ}38'46''$

TRUNK OF JUNIPER TREE  
(TYPICAL)

DRIP LINE OF JUNIPER TREES

LOT 6  
TRACT 2221  
19/MB/27

LOT 5  
TRACT 2221  
19/MB/27

FENCING

FENCING

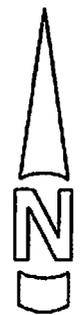
P.U.E. & PUBLIC OFFER OF DEDICATION  
FOR TRACT 1939 ( PER TRACT 2221,  
19/MB/27)

P.U.E. & PUBLIC OFFER OF DEDICATION  
FOR TRACT 1939 ( PER TRACT 2221,  
19/MB/27)

50.00'  
P.U.E. & ROAD DEDICATION  
PER TRACT 1939 (19/MB/97)

LOT 14  
TRACT 1939  
19/MB/97

LOT 7  
TRACT 1939  
19/MB/97



27.09'  
50.00'

27.09'

22.91'

50.00'

10.5'

$S 35^{\circ}14'42'' W 351.51'$

$S 35^{\circ}14'42'' W 290.84'$

5.0'

7.1'

15.7'

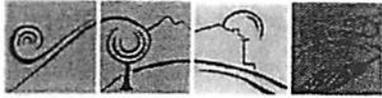
22.91'

50.00'

$S 80^{\circ}33'37'' E$   
163.82'

$N 09^{\circ}26'23'' E$   
50.00'

$S 80^{\circ}33'37'' E 795.36'$



**GENERAL PLAN CONFORMITY REPORT  
APPLICATION FOR ROAD ABANDONMENT**

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 791-5600

**PROJECT INFORMATION:**

Name of Road Requested for Abandonment: Secondary Access Road connecting Westhampton and Meadow Oak (partial road abandonment)

Does the road serve more than your parcel?                     Yes                     No

If Yes, provide the Assessor Parcel Numbers of all parcels that use the road for

Access: No parcels use the road as their primary access. All properties on Westhampton and Meadow Oak Road use the property for secondary, emergency access only.

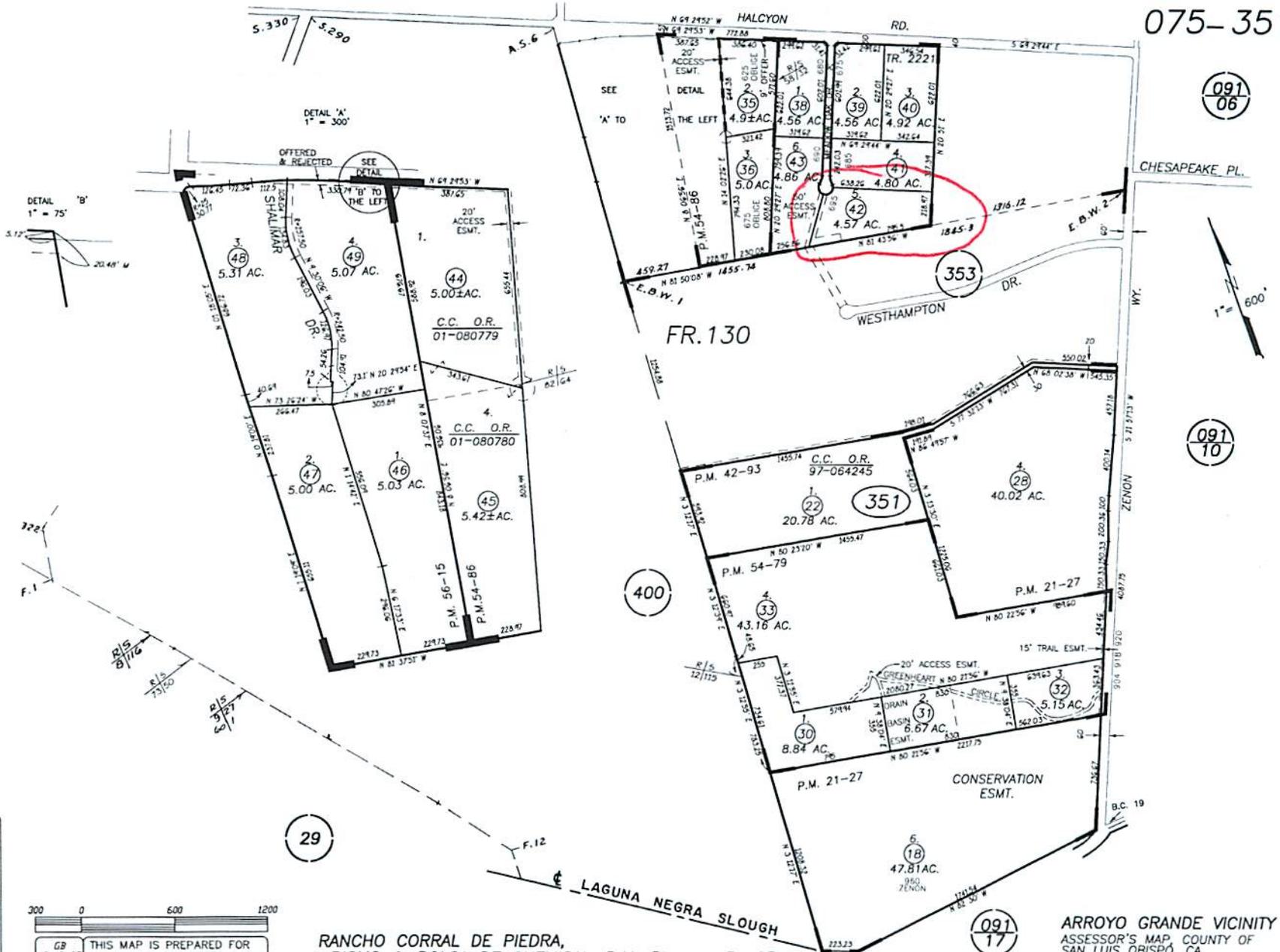
Please attach an Assessor Parcel Map(s) showing the road to be abandoned. (See Attached; highlight)

**REASON FOR ROAD ABANDONMENT:**

Please explain your reason for requesting road abandonment:

Secondary access road is wider than necessary and also contains a turnaround made unnecessary by recordation of Tract 1939 Final Map. First, Applicant seeks the right to place his new wall on the same location as his existing fence (7.1 feet within the 50 feet originally offered for dedication). Second, Applicant seeks partial abandonment to "cut off" the turnaround that is no longer necessary since Tract 1939 map was recorded and now provides through legal access to Westhampton. See attached Exhibit identifying existing fence line and offered secondary access. Highlighted area is portion sought to be abandoned.) Cal Fire has been consulted and has tentatively approve

<b>OFFICE USE ONLY:</b>	
Date Received: _____	By: _____ Receipt No.: _____
Road Number: _____	Supervisory District: _____
Planning Approved/Denied Date: _____	By: _____
Environmental Determination Complete <input type="checkbox"/> C.E. <input type="checkbox"/> N.D.	Date: _____ By: _____
County Engineering Department Approved/Denied Date: _____	By: _____
Please Indicate Comments/Opinions: <input type="checkbox"/> Access Impairment <input type="checkbox"/> Circulation <input type="checkbox"/> Future Use Issue	
<input type="checkbox"/> Sight Distance Problem <input type="checkbox"/> Title Problem <input type="checkbox"/> Public Use Problem <input type="checkbox"/> Environmental Issue	
<input type="checkbox"/> Primary Access Issue <input type="checkbox"/> Bicycle Use <input type="checkbox"/> General Plan Conflict <input type="checkbox"/> Utility Reservation	
<input type="checkbox"/> Other _____	
Comments from Public Works: _____	
Cal Trans Review? <input type="checkbox"/> Yes <input type="checkbox"/> No	Cal Trans Response: _____



091  
06

091  
10

091  
17

29

400

REVISIONS	
TECH	DATE
GB	12-15-00
GB	11-15-01
GB	01-15-02
ER	05-10-02
JAW	08-17-02
LZ	02-28-03



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO CORRAL DE PIEDRA,  
PISMO & BOLSA DE CHEMISAL, R.M. Bk. A , Pg. 65

ARROYO GRANDE VICINITY  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 075 PAGE 351



Latitude: 35.067979 Longitude: -120.563292



# Parcel Summary Report For Parcel # 075-351-042

1/10/2014  
10:35:04AM

## 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    TERRA VISTA DE ARROYO GRANDE LLC  
          110 S MARY AVE #2-195 NIPOMO CA 93444-8871  
OWN    TERRA VISTA DE ARROYO GRANDE LLC A

### Address Information

<u>Status</u>	<u>Address</u>
P	00695 MEADOW OAK DR RSC
P	00693 MEADOW OAK DR RSC

### 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>
2221	0000	0005	South County R	South County	RR			Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 2221 LT 5

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 075-351-042

1/10/2014  
10:35:04AM

## 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:**

**Case Status:**

C9084 FNL Primary Parcel

**Description:**

SFD W/ ATTACHED GARAGE & GRADING

DRC2004-00151 CMP Primary Parcel

**Description:**

SECONDARY DWELLING

DRC2012-00116 INH Primary Parcel

**Description:**

CONSTRUCT NEW 12' TALL CMU BLOCK WALL APPROX. 320' LONG TO SEPERATE 2 PARCELS.

PMT2002-11950 WIT Primary Parcel

**Description:**

GRADING

PMT2003-00119 FNL Primary Parcel

**Description:**

FIRESPRINKLERS FOR SFD & GARAGE/ PERMIT C9084/ PIPING CPVC SPRINKLERS TYCO LF11 RESIDENTIAL CONCEALED PENDENT TY2596 & TYCO LFII PENDENT TY2284 INSTALLED IN BEAMS/ PLANS APPROVED BY JOHN DOMPKE P.E.

PMT2004-03581 FNL Primary Parcel

**Description:**

DETACHED POOL CABANA (NON CONDITIONED SPACE)

PMT2004-03908 FNL Primary Parcel

**Description:**

WORKSHOP W/ ELECTRICAL & BATHROOM

PMT2004-03909 FNL Primary Parcel

**Description:**

SECONDARY DWELLING (1200 SF) W/1000 SF GARAGE

PMT2005-00297 FNL Primary Parcel

**Description:**

GUNITE SWIMMING POOL WITH HEATER ( 15' X 30')

PMT2005-00364 FNL Primary Parcel

**Description:**

GAZEBO (213 SF)

PMT2005-00685 FNL Primary Parcel

**Description:**

ADDITION TO SFD (1238 SF) WITH 12 SPRINKLER HEADS TYCO LF11 CONCEALED PENDENT TY2596 ADDED TO EXIST SYSTEM



# Parcel Summary Report For Parcel # 075-351-042

1/10/2014  
10:35:04AM

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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2006-03184 FNL Primary Parcel

**Description:**

GRID TIED SOLAR SYSTEM - 1.6 KW - ROOF MOUNTED

PMT2007-00748 WIT Primary Parcel

**Description:**

WITHDRAWN 9/2/08 POWDER ROOM ADDITION ON SECOND FLOOR, COVERED WALKWAY FROM PRIMARY TO SECONDARY DWELLING  
(REVISION TO PMT2004-03909)

PMT2012-00765 FNL Primary Parcel

**Description:**

GRID TIED PHOTOVOLTAIC SYSTEM - GROUND MOUNTED

PMT2013-00633 FNL Primary Parcel

**Description:**

SOLAR POOL HEATING - GROUND MOUNT

SEP2013-00222 ISS Primary Parcel

**Description:**

Septic Inspection

SUB2013-00044 REC Primary Parcel

**Description:**

ROAD ABANDONMENT

86540 FNL Related Parcel

**Description:**

NATURAL GAS FOR SFD

G820047M CMP Related Parcel

**Description:**

LU CHANGE RURAL LANDS TO RESIDENT RURAL

G860045M WIT Related Parcel

**Description:**

CHANGE RURAL RES TO SUBURBAN RES

G970013M WIT Related Parcel

**Description:**

CHANGE FROM RR TO RS ADD TO PALM URL

P960479P APP Related Parcel

**Description:**

OFFSITE CARPET CLEANING/HOME OCC

S980231T RDD Related Parcel

**Description:**

TRACT MAP



# Parcel Summary Report For Parcel # 075-351-042

1/10/2014  
10:35:04AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S990193N

RDD

Related Parcel

**Description:**

OAK MEADOW DRIVE