



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/10/2014

TO: _____

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

PROJECT DESCRIPTION: SUB2013-00048 COAL13-0011 DEVINE – Proposed lot line adjustment between two parcels (an equal exchange of 19.53 and 19.49 acres). Site location is 3133 and 3162 Upper Lopez Canyon Rd, Arroyo Grande. APN: 048-081-018 and 048-081-020.

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

Lot Line Adjustment

LOT LINE ADJUSTMENT BETWEEN TWO PARCELS (EQUAL EXCHANGE 19.53 & 19.49 LPAD/ RLPAD

RL SRA

GENERAL APPLIC

San Luis Obispo County Department of Planning a

APPLICATION TYPE -CHECK ALL THAT APPLY

- Public Lot
- Lot Line Adjustment
- Parcel Map
- Tract 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 GERALD P. DEVINE Daytime Phone (805) 481-6229
 Mailing Address 3133 UPPER LOPEZ CANYON ROAD AG Zip Code 93420
 Email Address: devinewon@yahoo.com

Applicant Name TERRI GREEN / GREEN LAND SURVEYS Daytime Phone 805-481-0330
 Mailing Address P.O. BOX 107 Zip Code 93483
 Email Address: terri@greenlandsurveys.com

Agent Name ~~GARY GARZA~~ GERALD DIVINE Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 39.02 Acres Assessor Parcel Number(s): 048-081-018, 048-081-02
 Legal Description: N 1/2 of S 1/2 of the SE 1/4 of Sec 9 T31S R14E MDM
 Address of the project (if known): 3133 AND 3162 UPPER LOPEZ CANYON RD. AG
 Directions to the site (including gate codes) -describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: UPPER LOPEZ CANYON Rd

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

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT
19.49 + 19.53 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 *[Signature]* Date 10 JAN 2014

Property owner signature _____ Date _____

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?: _____
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 19.49, 19.53
What will the property be used for after division: 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 _____ 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: UPPER LOPEZ CANYON RD, NO CHANGE

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

North: RURAL South: RURAL
East: OPEN SPACE West: OPEN SPACE

Proposed water source: On-site well Shared well Other NO CHANGE
 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 NO CHANGE
 Community System -List the agency or company responsible for sewage disposal: N/A
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 NON-APPLICABLE

Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: N/A Average slope of open space: N/A

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 Sect 65590 -Sect 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".

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF GERALD DEVINE IN JANUARY, 2014.

Terrri A. Green 2/22/2014
 TERRI A. GREEN, PLS 7868



BENCH MARK

THE BENCHMARK FOR THIS PROJECT IS UNKNOWN. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM THE USGS QUAD MAP FOR THIS AREA.

BASIS OF BEARINGS

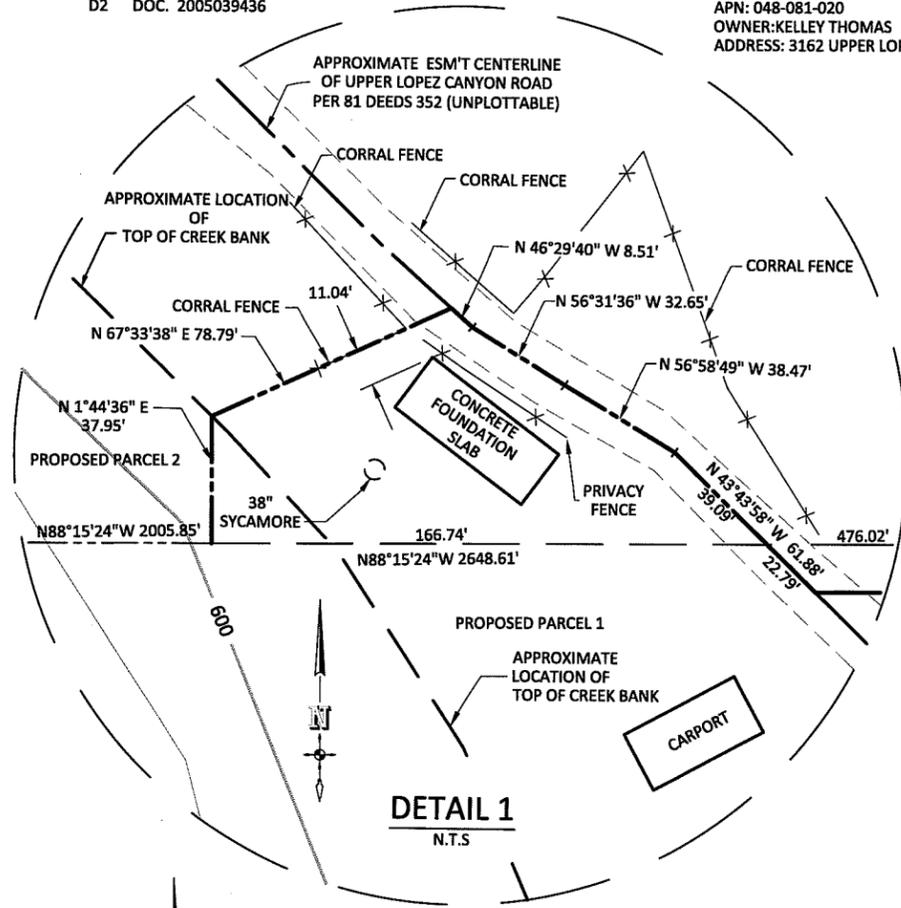
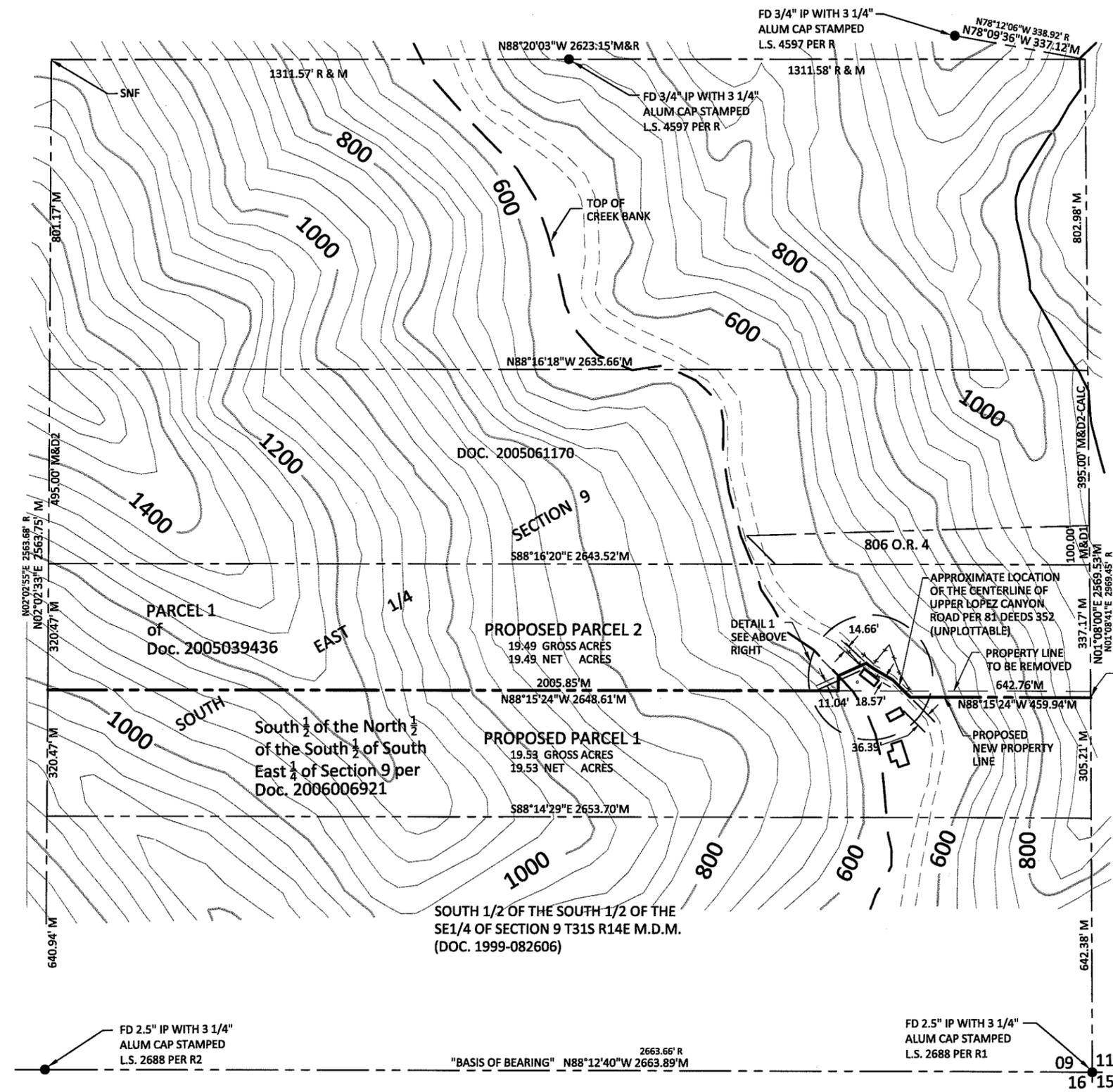
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTH EAST QUARTER OF THE SECTION 9, T31S, R14E M.D.M. BEARING N 88°12'40" W PER R BETWEEN FOUND MONUMENTS PER R1 AND R2.

REFERENCES

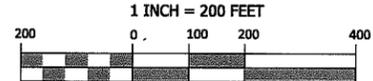
- R 63 RS 81
- R1 1 CR 115
- R2 1 CR 116
- D1 806 O.R. 4
- D2 DOC. 2005039436

PROPERTY INFORMATION

APN: 048-081-018
 GERALD P. DEVINE AND LYNN M. DEVINE
 PHONE: 805-481-6229
 ADDRESS: 3133 UPPER LOPEZ CANYON RD
 APN: 048-081-020
 OWNER: KELLEY THOMAS
 ADDRESS: 3162 UPPER LOPEZ CANYON RD



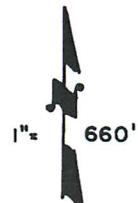
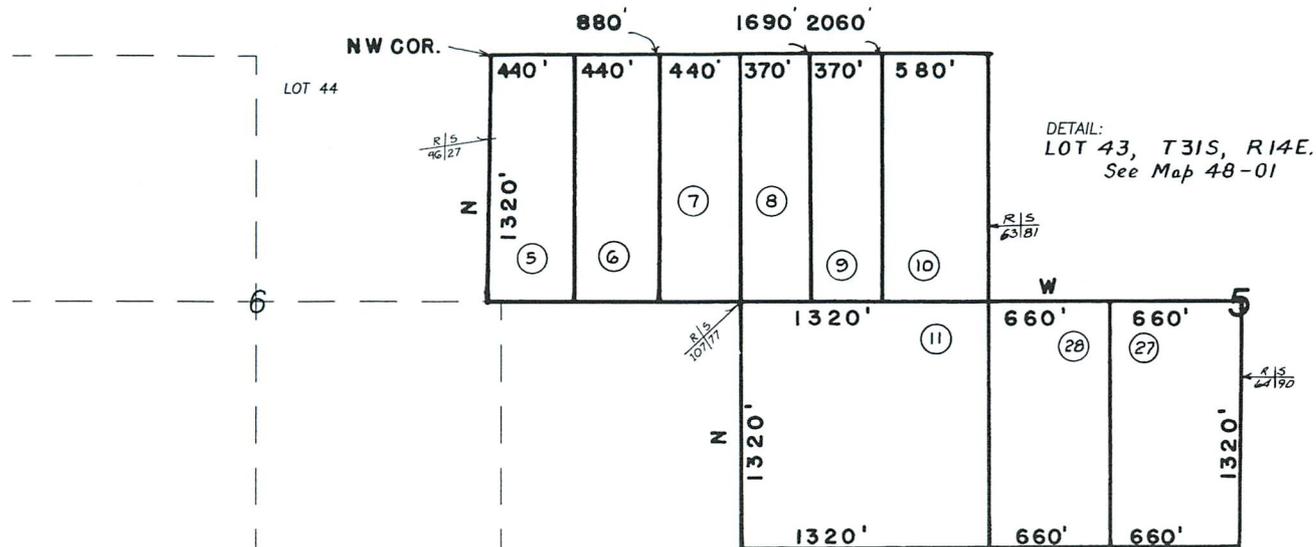
Green LAND Surveys
 (805) 481-0330
 P.O. Box 107
 Grover Beach, Ca 93483
 (805) 550-3964
 723 E. Grand Ave #B
 Arroyo Grande, Ca 93420
 Surveying the Central Coast Since 2008



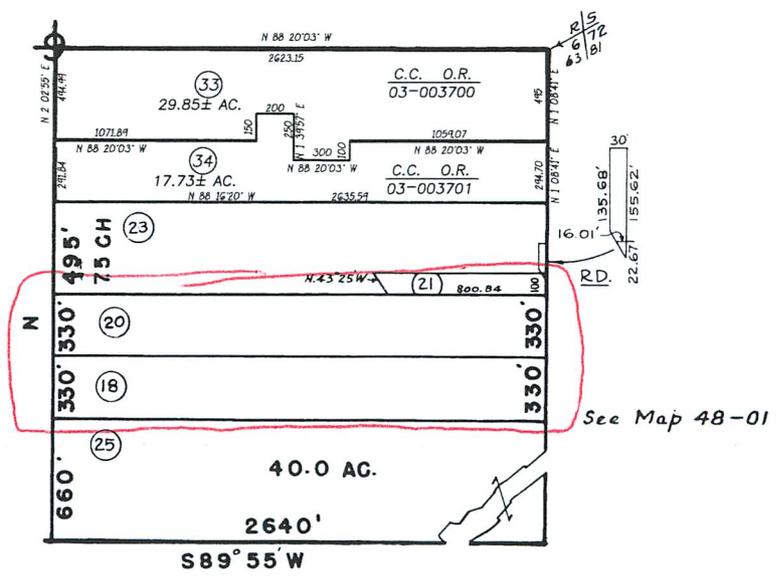
- LEGEND**
- FOUND MONUMENT AS LABELED
 - PROPOSED NEW PROPERTY LINE
 - - - PROPERTY BOUNDARY
 - - - PROPERTY LINE TO BE REMOVED
 - P.O.B.
 - POINT OF BEGINNING

TENTATIVE LOT LINE ADJUSTMENT
COAL-14-0011
 BEING A PORTION OF
 THE NORTH 1/2 OF THE SOUTH 1/2
 OF THE SOUTHEAST 1/4 OF
 SECTION 9, T31S, R14E, M.D.M
 COUNTY OF SAN LUIS OBISPO, CA

County of San Luis Obispo
 State of California
 JANUARY 2014
 SHEET 1 OF 1
 GLS JOB# GARZA13001



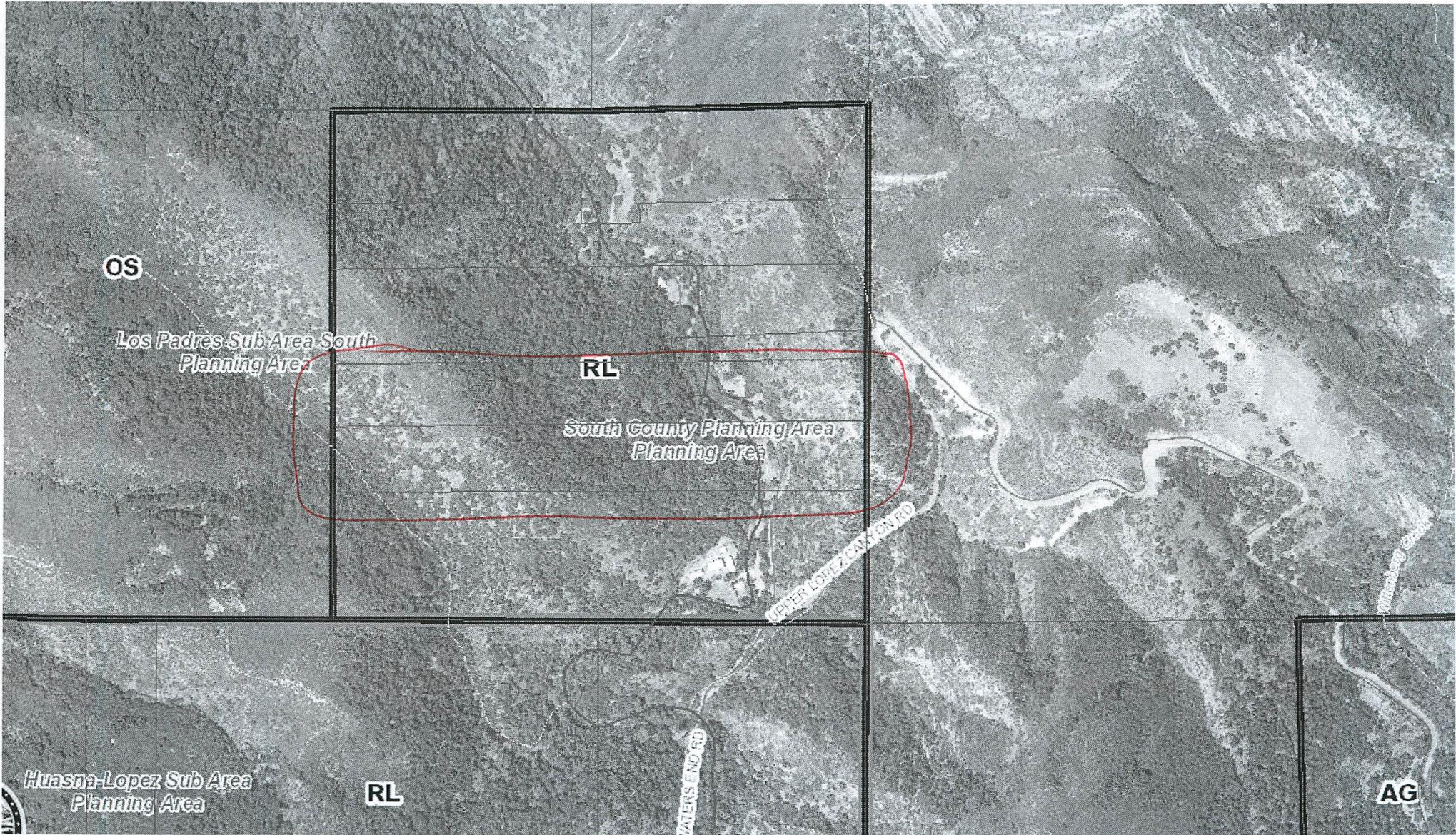
DETAIL:
SE 1/4 SEC 9



REVISIONS	
I.S.	DATE
04-034	07-11-03
04-034	07-12-03



T 31 S R 14 E



OS

Los Padres Sub Area South
Planning Area

RL

South County Planning Area
Planning Area

Huasna-Lopez Sub Area
Planning Area

RL

AG

UPPER LOPEZ CANYON RD

VALENSED RD



Parcel Summary Report For Parcel # 048-081-018

3/10/2014
11:02:03AM

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 DEVINE GERALD P
 3133 UPPER LOPEZ CANYON ARROYO GRANDE CA
 93420-4952

OWN DEVINE GERALD & LYNN LIVING TRUST

OWN DEVINE LYNN M

Address Information

<u>Status</u>	<u>Address</u>
P	03133 UPPER LOPEZ CANYON RD RLPAD

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>
T31S	R14E	09P	Rural Los Padre	Los Padres	RL	SRA		Y	VP / VC	E921705C / E922653C

Parcel Information

<u>Status</u>	<u>Description</u>
Active	T31S R14E PTN SEC 9 LESS 50% MIN RTS

Notes
 APN IS ONE LEGAL PARCEL PER DEED 897 OR 118. JSM

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



Parcel Summary Report For Parcel # 048-081-018

3/10/2014
11:02:04AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

62605 FNL Primary Parcel

Description:

ELECTRICAL IRRIGATION WELL

97613 FNL Primary Parcel

Description:

PERMIT EXISTING SHED

97614 FNL Primary Parcel

Description:

INSTALL MOBILE HOME REPLACEMENT FOR 420SF MOBILE

D950075P EXP Primary Parcel

Description:

REP STORM MH W/ANOTHER MOBILE HOME

E010527 RES Primary Parcel

Description:

EXP BLDG PMT/CDF FINAL; REM EXIST MH

PMT2005-00408 FNL Primary Parcel

Description:

REPLACEMENT MOBILE HOME 2038 SF

PMT2007-00276 FNL Primary Parcel

Description:

MOVE EXISTING SERVICE TO NEW LOCATION AND UPGRADE TO 200 AMP

PMT2007-00579 FNL Primary Parcel

Description:

INSTALL PRE-FABRICATED CARPORT ON EXISTING CONCRETE STEM WALL 18' X 47'

PMT2013-00429 FNL Primary Parcel

Description:

ADDING ELECTRICAL UNDERGROUNDING WITH A 50 AMP SUBPANEL AT TEMINATION POINT.

SUB2013-00048 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN TWO PARCELS (EQUAL EXCHANGE 19.53 & 19.49 ACRES EACH)



Parcel Summary Report For Parcel # 048-081-020

3/10/2014
11:02:20AM

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 KELLEY THOMAS M HEIRS OF
 3162 UPPER LOPEZ CANYON ARROYO GRANDE CA
 93420-4952

OWN DAUGHERTY CATHRYN W

OWN KELLEY CATHRYN WD

OWN KELLEY THOMAS M

Address Information

Status Address
A 03162 UPPER LOPEZ CANYON RD RLPAD

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>
T31S	R14E	9P	Rural Los Padre	Los Padres	RL	SRA		Y	VP	E922238L

Parcel Information

Status Description
Active T31S R14E PTN SEC 9

Notes
APN IS ONE LEGAL PARCEL PER DEED 714 OR 102. JSM

Tax Districts
LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS



Parcel Summary Report For Parcel # 048-081-020

3/10/2014
11:02:20AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number:

SUB2013-00048

Case Status:

REC

Related Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN TWO PARCELS (EQUAL EXCHANGE 19.53 & 19.49 ACRES EACH)