



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2014

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00016 COAL14-0087 DANFIELD – Proposed lot line adjustment from two parcels of 30.6 ac and 57.5 ac to two parcels of 30.5 ac and 57.6 ac respectively. Site location is 3751 Santa Domingo Rd, Arroyo Grande. APNs: 048-171-008 and -004.

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

SCHUAS/ SCHUAS
AG GS

KBN

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 THOMAS DANFIELD Daytime Phone (805) 528-7216
 Mailing Address 1581 4th ST, LOS OSES, CA Zip Code 93402-1607
 Email Address: tdanfield2@netzero.net

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 30 ACRES & 57 ACRES Assessor Parcel Number(s): 048-171-008 (30 ACRES)
 Legal Description: SPERRY COLONY LOTS 29 & 30
 Address of the project (if known): 3751 SANTA DOMINGO ROAD, ARROYO GRANDE, CA 93028
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HUASNA RD TO SANTA DOMINGO ROAD TO PARCEL 30

Describe current uses, existing structures, and other improvements and vegetation on the property:
NATIVE VEGETATION, JOINT USE WATER TANKS, AG EXEMPT SHOP BUILDING.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT TO CORRECT INADVERTANT MISREPRESENTATION OF PARCEL PURCHASED FROM ADJOINER.

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 Thomas Danfield Date _____

FOR STAFF USE ONLY			
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS? <input type="checkbox"/> by Ordinance?

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer ALL of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 4 acres
Moderate slopes of 10-30%: 1/2 acres
Steep slopes over 30%: 1/2 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: SEASONAL CREEK JUST NLY OF SANTA DOMINGO RD
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: MINOR SCRAPING/LEVELING OF EXISTING PAD AREA IN VICINITY OF
6. Has a grading plan been prepared? Yes No PROPOSED LA.
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? N/A
- 4. How many service connections will be required? N/A
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
- 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. N/A FOR LLA
- 7. Does water meet the Health Agency's quality requirements? Yes No
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
- 8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

- 1. Has an engineered percolation test been accomplished? N/A @ THIS TIME ; LLA ONLY.
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No
- 5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

- 1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
- 2. What is the amount of proposed flow? _____ G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: _____
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: GRAZING LAND
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

- 1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
- 2. If yes, is the site currently under land conservation contract? Yes No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
- 2. Will the development occur in phases? Yes No
 If yes describe: _____
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: RESIDENCE IN FUTURE
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: CURRENTLY HAVE SOLAR ELECTRIC CONNECTED TO GRID.

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

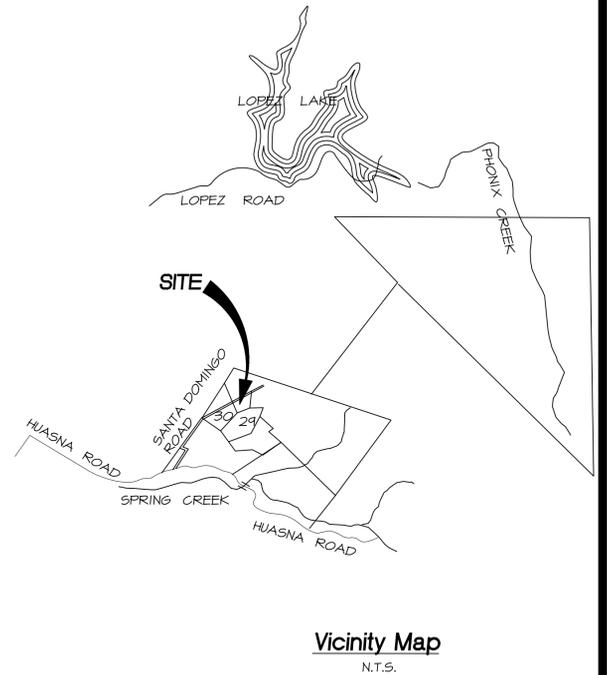
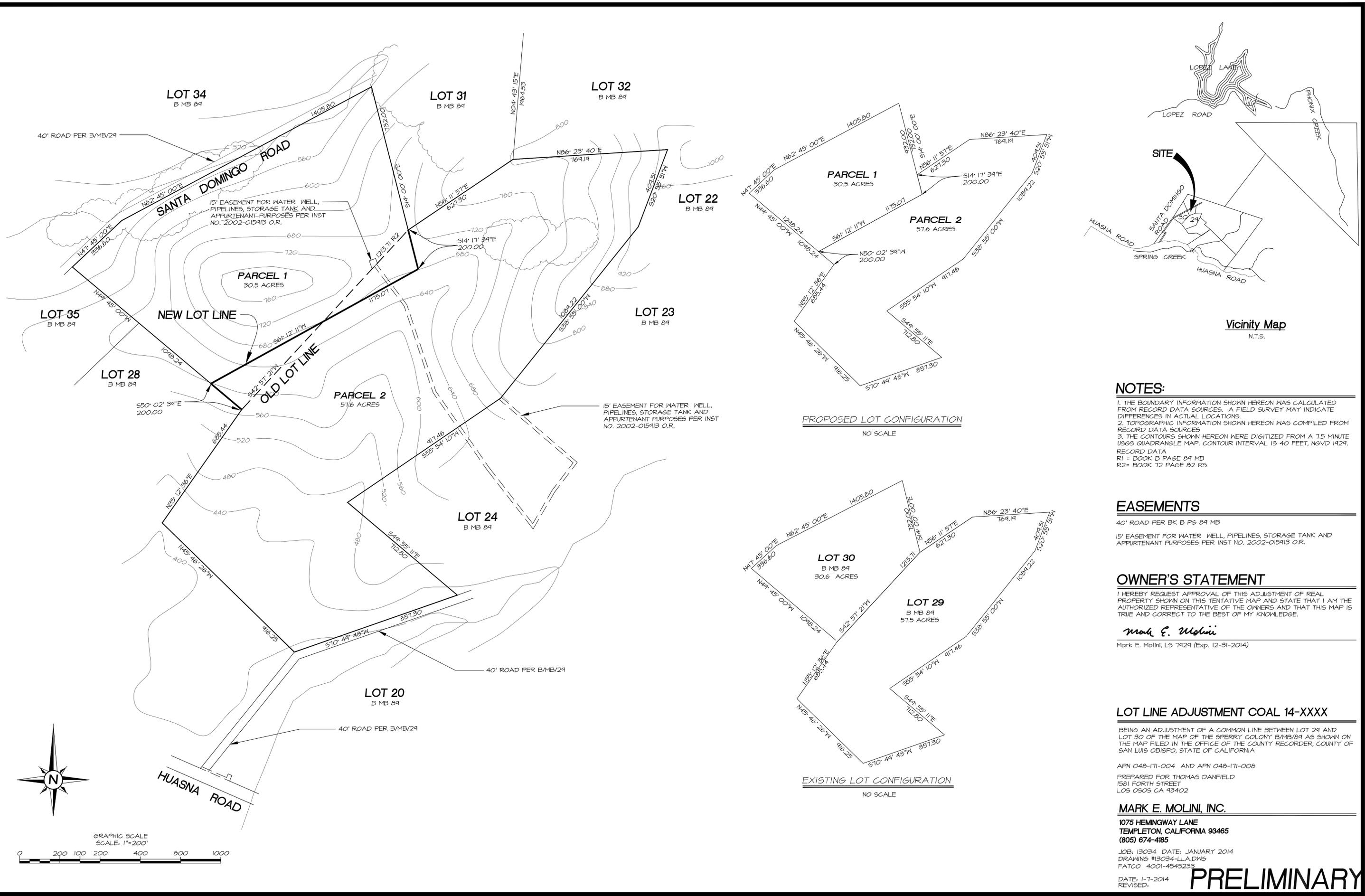
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): PLANNER'S FEES, COUNTY SURVEYOR'S FEES, COUNTY RECORDING FEES.

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



PROPOSED LOT CONFIGURATION
NO SCALE

EXISTING LOT CONFIGURATION
NO SCALE

NOTES:

1. THE BOUNDARY INFORMATION SHOWN HEREON WAS CALCULATED FROM RECORD DATA SOURCES. A FIELD SURVEY MAY INDICATE DIFFERENCES IN ACTUAL LOCATIONS.
 2. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD DATA SOURCES.
 3. THE CONTOURS SHOWN HEREON WERE DIGITIZED FROM A 7.5 MINUTE USGS QUADRANGLE MAP. CONTOUR INTERVAL IS 40 FEET, NGVD 1929.
- RECORD DATA
R1 = BOOK B PAGE 89 MB
R2 = BOOK 72 PAGE 82 R5

EASEMENTS

- 40' ROAD PER BK B PG 89 MB
- 15' EASEMENT FOR WATER WELL, PIPELINES, STORAGE TANK AND APPURTENANT PURPOSES PER INST NO. 2002-015413 O.R.

OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS ADJUSTMENT OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND STATE THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Mark E. Molini
Mark E. Molini, LS 7929 (Exp. 12-31-2014)

LOT LINE ADJUSTMENT COAL 14-XXXX

BEING AN ADJUSTMENT OF A COMMON LINE BETWEEN LOT 29 AND LOT 30 OF THE MAP OF THE SPERRY COLONY B/M/B/89 AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

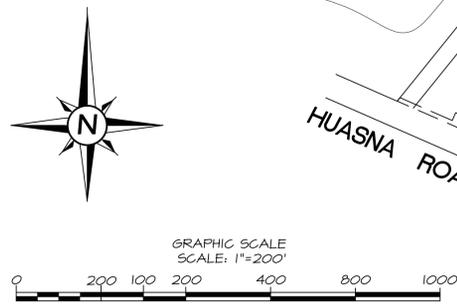
APN 048-171-004 AND APN 048-171-008
PREPARED FOR THOMAS DANFIELD
1581 FORTH STREET
LOS OSOS CA 93402

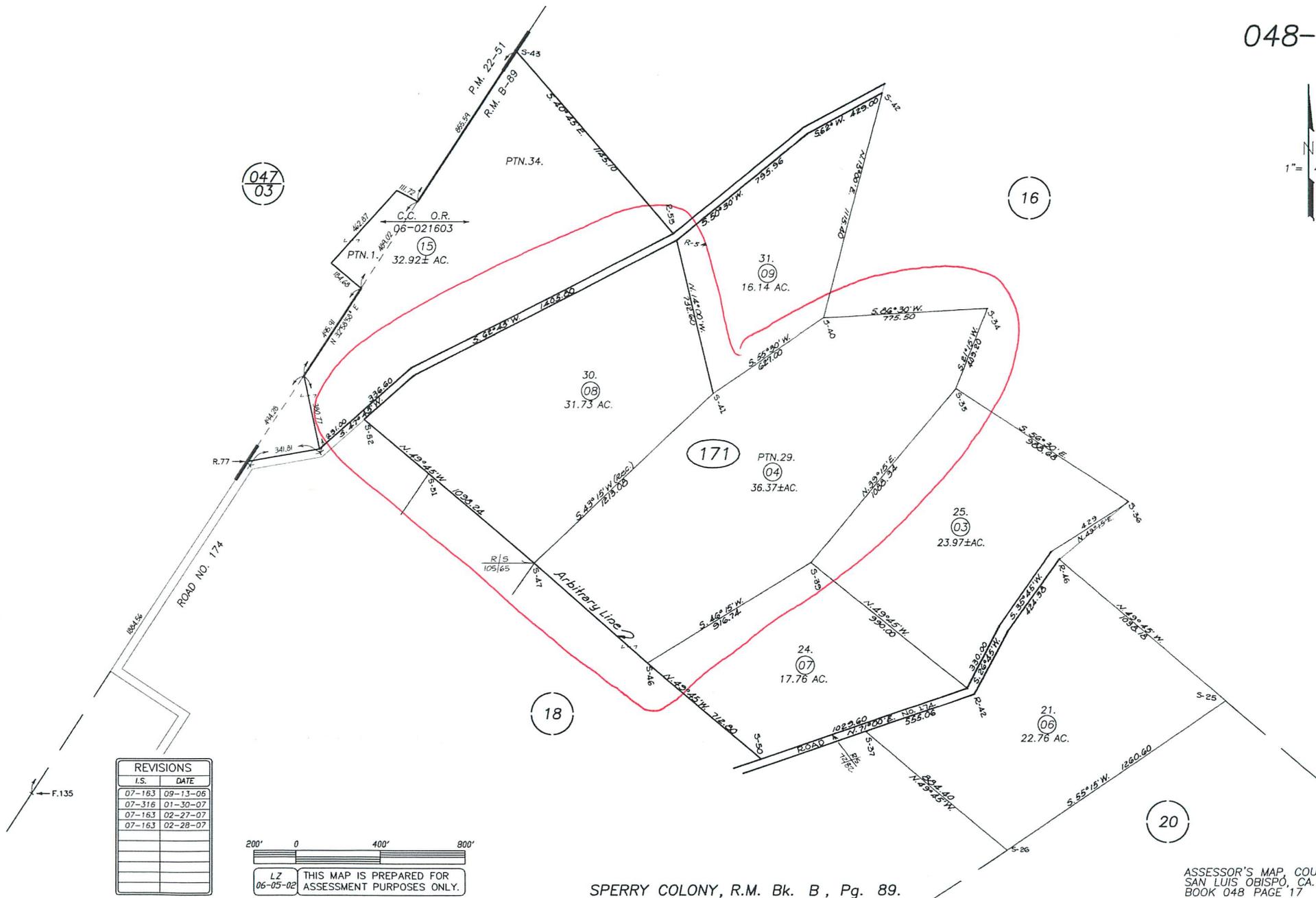
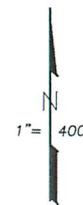
MARK E. MOLINI, INC.
1075 HEMINGWAY LANE
TEMPLETON, CALIFORNIA 93465
(805) 674-4185

JOB: 13034 DATE: JANUARY 2014
DRAWING #13034-LLA.DWG
FATCO 4001-4545233

DATE: 1-7-2014
REVISED:

PRELIMINARY





047
03

16

171

18

20

REVISIONS	
I.S.	DATE
07-163	09-13-06
07-316	01-30-07
07-163	02-27-07
07-163	02-28-07

200' 0 400' 800'

LZ
06-05-02 THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



County Planning Area
Huasna-Lopez Sub Area
Planning Area

AG

San Luis Bay Inland Sub Area-South
Planning Area

SANTA ANITA ROAD

PIPERNA RD



Parcel Summary Report For Parcel # 048-171-008

8/22/2014
10:43:30AM

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 DANFIELD THOMAS
1581 4TH ST LOS OSOS CA 93402-1607

Address Information

Status Address

P 03751 SANTA DOMINGO RD SCHUAS

Lot Information:

<u>Tract / Townshp</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>
SPERCOL	0000	0030	South Cty. Plan	South County I AG		GS		Y		

Parcel Information

Status Description

Active SPER COL LT 30

Notes

LEGAL PARCEL PER PERMIT PMT2004-03877 FOR BARN. JSM

Tax Districts

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

Case Information

Case Number:

Case Status:



Parcel Summary Report For Parcel # 048-171-008

8/22/2014
10:43:30AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-13332 EXP Primary Parcel

Description:

EXPIRED - GRADING FOR MANUFACTURED HOME & DRIVEWAY

PMT2002-13333 EXP Primary Parcel

Description:

EXPIRED - MOBILE HOME

PMT2002-18494 WIT Primary Parcel

Description:

CONST SF DWELLING -- D.O.# B063

PMT2004-02874 FNL Primary Parcel

Description:

GRID TIE PHOTO VOLTAIC SYSTEM (GROUND MOUNTED MODULES)

PMT2004-03877 CMP Primary Parcel

Description:

AG EXEMPT BARN - 1000 SF W/ 600 SF LOFT

PMT2004-03879 FNL Primary Parcel

Description:

ELECTRICAL METER FOR AG EXEMPT BARN (200 AMP) PMT2004-03877

PRE2013-00057 MET Primary Parcel

Description:

PROPOSED LOT LINE ADJUSTMENT

SUB2014-00016 REC Primary Parcel

Description:

LLA BETWEEN TWO PARCELS



Parcel Summary Report For Parcel # 048-171-004

8/22/2014
10:43:48AM

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 MACHADO EUGENE
3899 ALISOS RD ARROYO GRANDE CA 93420-6140
OWN MACHADO EUGENE FAMILY TRUST

Address Information

Status Address
P 03725 SANTA MANUELA RD SCHUAS

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>
SPERCOL	0000	29P	South Cty. Plan	South County I	AG	GS		Y	L2	

Parcel Information

Status Description
Active SPER COL PTN LT 29

Notes

LOT 29 IS ON TWO APN MAPS SO 048-171-004 AND 048-181-015 ARE TOGETHER LOT 29 - ONE SINGLE LEGAL PARCEL PER PERMIT C8716. JSM.

Tax Districts

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



Parcel Summary Report For Parcel # 048-171-004

8/22/2014
10:43:48AM

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:

C8716 FNL Primary Parcel

Description:

MOBILE HOME

PMT2002-18512 WIT Primary Parcel

Description:

CONST SFD W/AT GAR -- D.O.# B070

PMT2004-01298 CMP Primary Parcel

Description:

AG EXEMPT BARN FOR STORAGE OF EQUIPMENT - 1200 S.F.

S020065V WIT Primary Parcel

Description:

PROP 2 TO 1 MERGER

C9864 FNL Related Parcel

Description:

AS BUILT GRADING MAJOR

PRE2013-00057 MET Related Parcel

Description:

PROPOSED LOT LINE ADJUSTMENT

SUB2014-00016 REC Related Parcel

Description:

LLA BETWEEN TWO PARCELS