



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/15/2014

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

FROM: Cody Scheel (805-7815157 or cscheel@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** SUB2014-00021 COAL14-0085 PALE JADE – Proposed lot line adjustment from two lots of 0.56 and 0.77 acres to 0.56 and 0.77 acres respectively. Site location is 781 Hermosa Vista, Arroyo Grande. APNs: 075-171-015 and -013

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

SCSC/ PALM  
RS

## 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 SHIRLEY HOUGHIN TRUST Daytime Phone 805-481-3093  
 Mailing Address 2475 EDGEVIEW LN., ARROYO GRANDE Zip Code 93420  
 Email Address: \_\_\_\_\_

Applicant Name SAME Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name PHIL GULDEMAN Daytime Phone 805-473-1249  
 Mailing Address 2890 MESA ALTA, ARROYO GRANDE Zip Code 93420  
 Email Address: PHIG@CFO-SERVICE.COM

## PROPERTY INFORMATION

Total Size of Site: 0.056 (this lot only) Assessor Parcel Number(s): 075-171-015 & 013

Legal Description: PTN. LOT 126, A/MB/65 PER DOC #2005-046282

Address of the project (if known): 781 HERMOSA VISTA, ARROYO GRANDE

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: US 101 TO HAICHOON SOUTH TO HWY 1 SOUTH TO POQUITO PL TO HERMOSA VISTA

Describe current uses, existing structures, and other improvements and vegetation on the property:  
RESIDENTIAL USE, RESIDENCE W/ ATTACHED DECK, NATIVE VEGETATION, LAWN

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT BETWEEN 075-171-015 & 013 TO CONFORM TO FENCING AND MEET SETBACK FOR BUILDINGS.

## 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 Shirley Houghin Trustee Date 7/14/13

**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 \_\_\_\_\_

## LOT LINE ADJUSTMENT

### Project Information:

What is the proposed density or parcel size?: 0.56 ACRES & 0.77 ACRES

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 0.56 / 0.77 AC

What will the property be used for after division: RESIDENTIAL (SAME)

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: EXISTING AND FUTURE ACCESS TO 781 HERMOSA VISTA WAY AND 778 MESA VIEW DR. TO REMAIN THE SAME.

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

North: RESIDENTIAL South: VACANT W/ DRAINAGE FEATURES

East: HWY. 1 (MESA VIEW DR.) West: HERMOSA VISTA WAY

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 LOT LINE ADJUSTMENT ; EQUAL EXCHANGE OF LAND TO MEET BUILDING SETBACKS.

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21):**

**LOT LINE ADJUSTMENT**

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)

Acreeage 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: \_\_\_\_\_

---

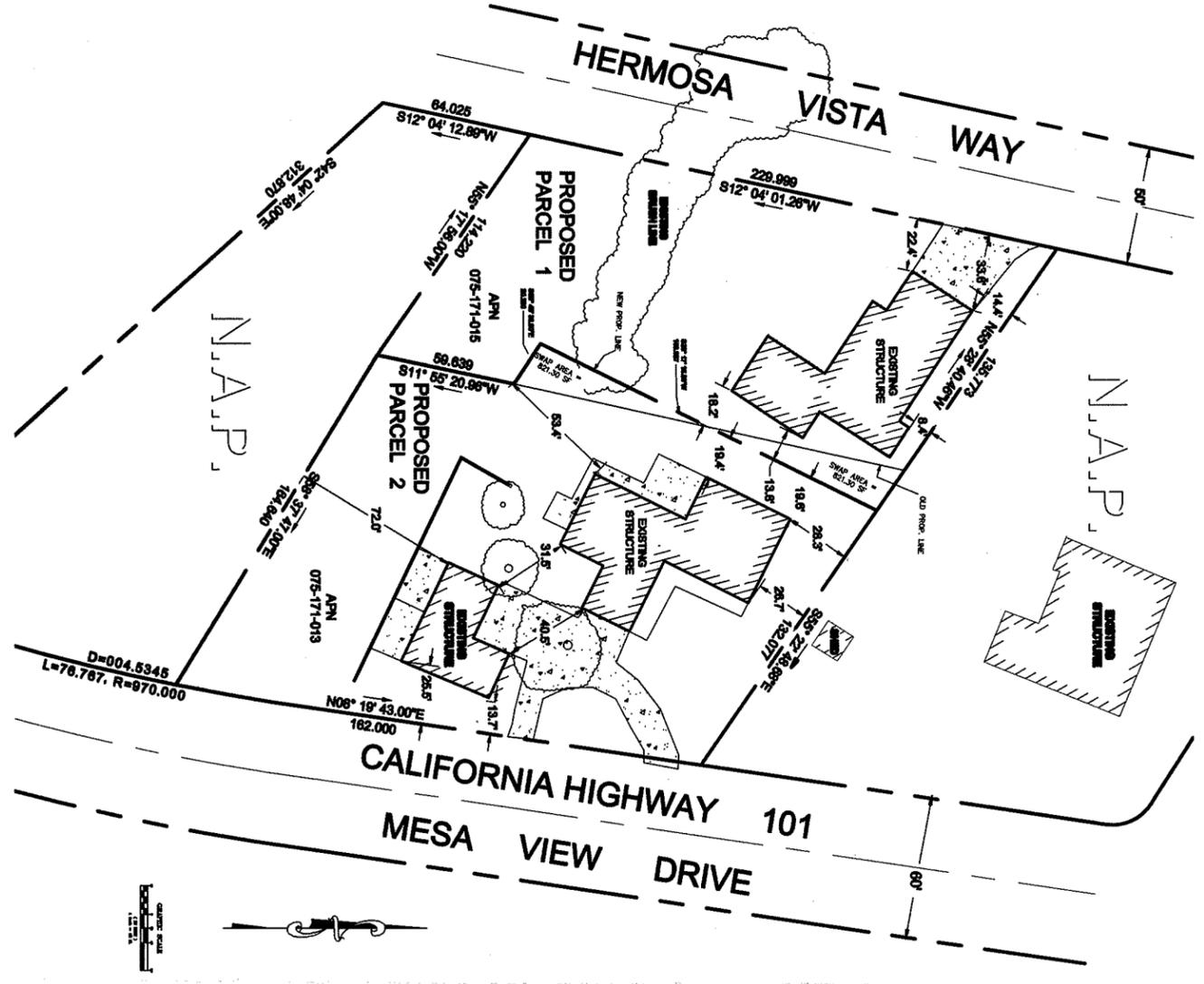
**Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):**

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".

# TENTATIVE LOT LINE ADJUSTMENT PARCEL MAP

FOR  
**SIO-COAL-14-0085**  
 SAN LUIS OBISPO COUNTY, CA  
 LOT 184, PER DOCUMENT # 2004-090884, COUNTY OF SAN LUIS OBISPO,  
 PER MAP BOOK "A", PAGE 65, AS RECORDED IN THE COUNTY  
 RECORDERS OFFICE FOR THE COUNTY OF SAN LUIS  
 OBISPO, STATE OF CALIFORNIA



**OWNERS:**  
 GEORGE AND JANICE KOESTER      APN # 075-171-015  
 778 MESA VIEW DRIVE  
 ARROYO GRANDE, CA 93420  
 MARK AND APRIL KEMP              075-171-013  
 975 WIGEN WAY  
 ARROYO GRANDE, CA 93420

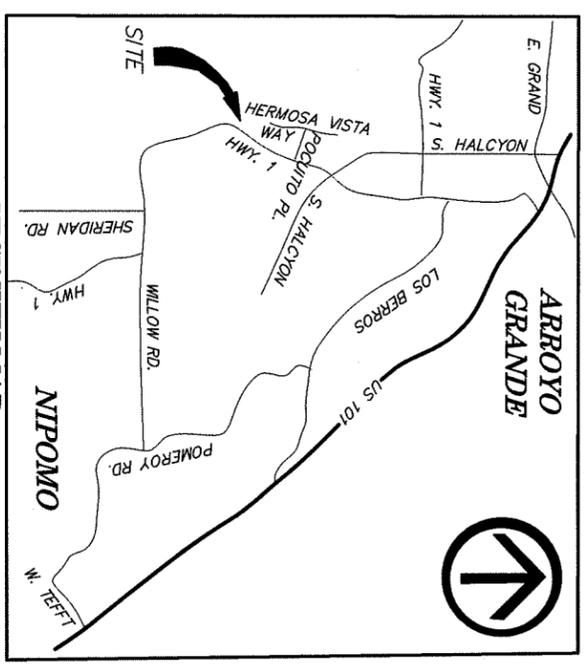
**ACREAGE:**

| PARCEL   | EXISTING | PROPOSED |
|----------|----------|----------|
| PARCEL 1 | 0.56     | 0.56     |
| PARCEL 2 | 0.77     | 0.77     |

**BOUNDARY:**  
 BOUNDARY SHOWN IS BASED ON RECORD  
 INFORMATION PER MAP BOOK A AT PAGE 65,  
 SIO COUNTY OFFICIAL RECORD.

**MAP PREPARED BY:**  
 CIVIL DESIGN SOLUTIONS  
 PO BOX 287  
 ARROYO GRANDE, CA 93420

**LEGEND:**  
 EXISTING PROJECT BOUNDARY  
 EXISTING BUILDING LINE  
 PROPOSED LOT LINE  
 DENOTES OLD LOT LINE



**SURVEYORS STATEMENT:**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN  
 CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE  
 REQUEST OF \_\_\_\_\_ IN JULY OF 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY  
 CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I ALSO STATE THAT ALL  
 OF THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND  
 ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

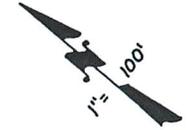
D. SCOTT PETERS,      L.S. 7180      DATE

**OWNERS STATEMENT:**  
 I HEREBY REQUEST APPROVAL OF THIS ADJUSTMENT OF REAL PROPERTY SHOWN ON THIS  
 DEVELOPMENT PLAN 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.

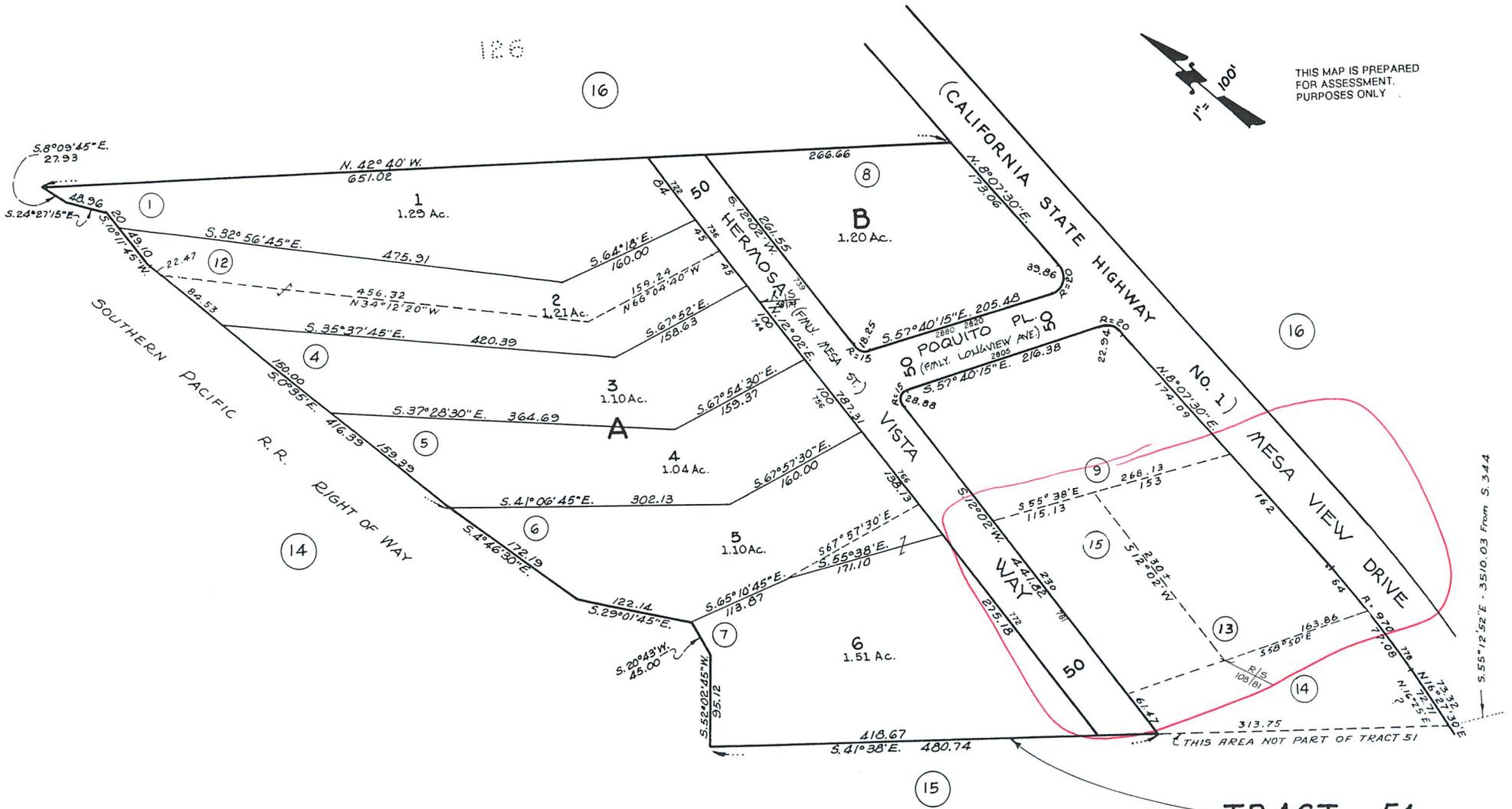
CIVIL DESIGN SOLUTIONS      DATE  
 AGENT FOR OWNERS

126

16



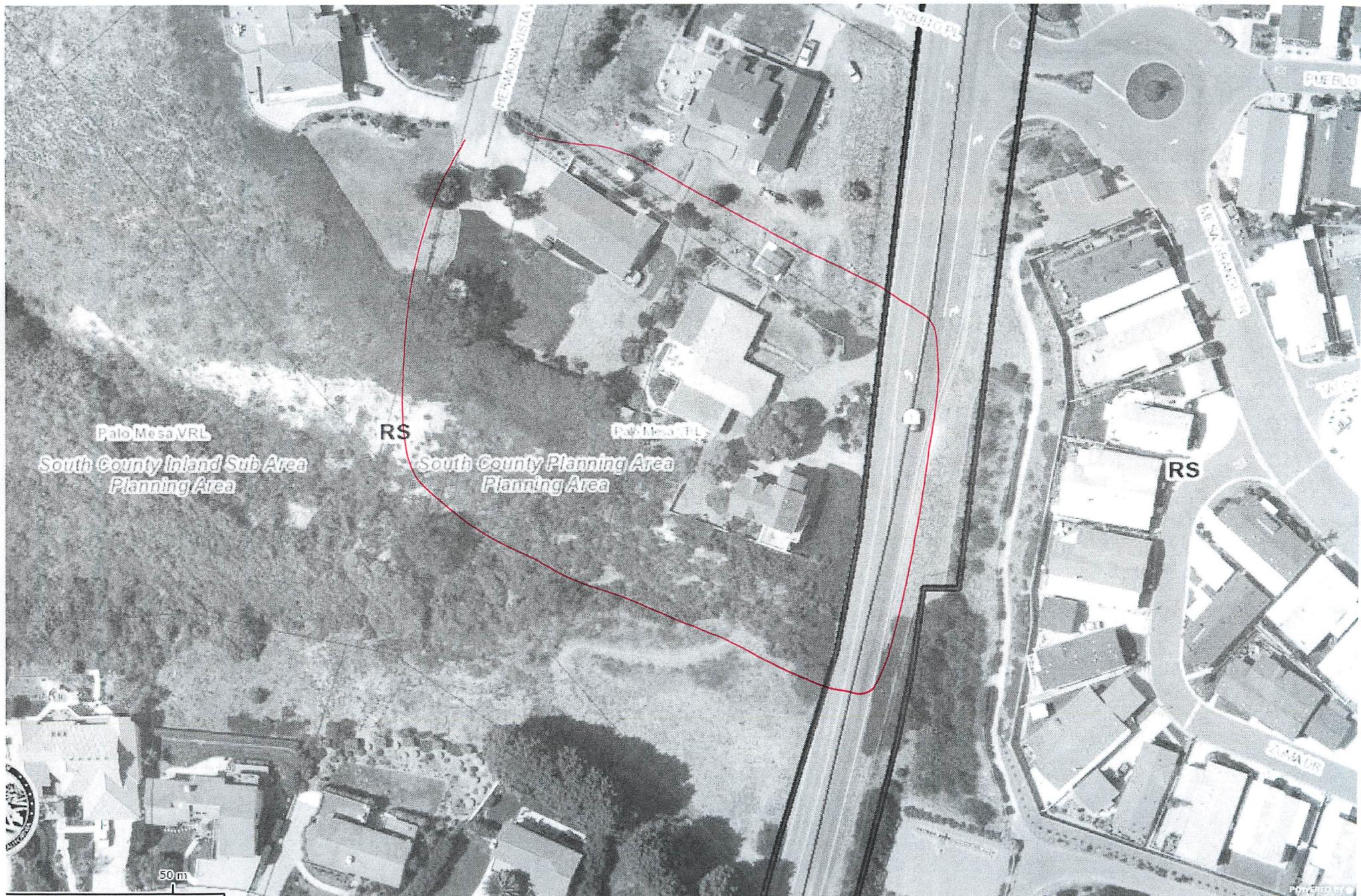
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



REV. 1-22-82

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

**TRACT 51**  
 A Portion, Lot 126 C-de-P,  
 SAN LUIS OBISPO COUNTY  
 CALIFORNIA



Palo Mesa VRL  
South County Inland Sub Area  
Planning Area

RS

South County Planning Area  
Planning Area

Palo Mesa VRL

RS

50 m

POWERED BY



# Parcel Summary Report For Parcel # 075-171-015

9/8/2014  
7:50:23AM

## 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    PALE JADE EXCHANGE LLC  
60 E RIO SALADO PKWY STE 1103 TEMPE AZ 85281-  
OWN    PALE JADE EXCHANGE LLC A CA LLC

### Address Information

#### Status            Address

P            00781 HERMOSA VISTA WY PALM

### Lot Information:

| <u>Tract /<br/>Twnshp</u> | <u>Block /<br/>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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| APV.C81-                  | 031                      | 0001           | Palo Mesa         | South County I    |               |               |               | N           | S2            |             |
| RHOCORDP                  | 0000                     | 126P           | Palo Mesa         | South County I RS |               |               |               | Y           |               |             |

### Parcel Information

#### Status    Description

Active    RHO COR DE P ETAL    PTN LT 126

### Notes

#### 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 # 075-171-015

9/8/2014  
7:50:24AM

## 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:**

PMT2010-00565

FNL

Primary Parcel

**Description:**

LIVING SPACE ADDITION AFTER 12/28/11 IS 995SQ FT (ORIGINAL APPLICATION WAS FOR 1064 SF) (FAMILY ROOM, BEDROOM & 2 BATHS) AND 152 SQ KITCHEN REMODEL. 12/28/2011 PROJECT CHANGED TO 995 SQFT. (5/17/2012 - UPGRADE ELECTRIC METER FROM 100 AMP TO 200 AMP)

S810008C

RDD

Primary Parcel

**Description:**

PROP 1 COND CERT OF COMP

SUB2014-00021

REC

Primary Parcel

**Description:**

TWO LOT ADJUSTMENT

SUB2010-00078

APV

Related Parcel

**Description:**

LOT-LINE ADJUSTMENT ( 2 LOTS)



# Parcel Summary Report For Parcel # 075-171-013

9/8/2014  
7:52:36AM

## 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    KOESTER GEORGE F  
         778 MESA VIEW DR ARROYO GRANDE CA 93420-6502  
OWN    KOESTER JANICE R

### Address Information

| <u>Status</u> | <u>Address</u>          |
|---------------|-------------------------|
| P             | 00778 MESA VIEW DR PALM |
| P             | 00784 MESA VIEW DR PALM |

### Lot Information:

| <u>Tract /<br/>Twnshp</u> | <u>Block /<br/>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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| RHOCORDP                  | 0000                     | 126P           | Palo Mesa         | South County I RS |               |               |               | Y           | VP            | E970228L    |

### Parcel Information

| <u>Status</u> | <u>Description</u>              |
|---------------|---------------------------------|
| Active        | RHO COR DE P ETAL    PTN LT 126 |

Notes  
LEGAL PARCEL PER DEED 862 OR 221. 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 # 075-171-013

9/8/2014  
7:52:37AM

## 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:**

84213 FNL Primary Parcel

**Description:**

EXTEND LEACH FIELD

E970228 RES Primary Parcel

**Description:**

FURNITURE BUS. N/A

P940089P APP Primary Parcel

**Description:**

CREATIVE WOOD/ARTS

RECYCLE OLD FURNITURE

PMT2004-03597 FNL Primary Parcel

**Description:**

SECONDARY DWELLING W/ATT GARAGE

SUB2010-00078 APV Primary Parcel

**Description:**

LOT-LINE ADJUSTMENT ( 2 LOTS)

SUB2014-00021 REC Related Parcel

**Description:**

TWO LOT ADJUSTMENT