



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/21/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00030 TR3073 SULLIVAN – Proposed tract map with conditional use permit for a 39-lot subdivision including 36 residential lots, one utility lot, and two open space lots. Site location is Stagecoach Rd and El Sueno Way in Arroyo Grande. APN: 047-181-001

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

SUB2014-00030 TR3073 SULLIVAN PATRIC
 Conc. Tract Map w/ CUP
 39 LOT SUBDIVISION INCLUDING 36
 RESIDENTIAL LOTS, 1 UTILITY LOT, AND 2
 SCSLB/ SCSLB
 RS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

TR 3073

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

Landowner Name PATRICK SULLIVAN Daytime Phone _____
 Mailing Address 874 TEMPUS CIR, ARROYO GRANDE Zip Code _____
 Email Address: _____

Applicant Name OMNI DESIGN GROUP, INC Daytime Phone 805-544-9700
 Mailing Address 711 TANK FARM RD #100, SLO Zip Code 93406
 Email Address: DMARCHELL@ODGSLO.COM

Agent Name Mark Crisp Daytime Phone 805-441-1963
 Mailing Address P.O. Box 2116, Nipomo, Ca, 93444 Zip Code 93444
 Email Address: mark@pc-inc.net

PROPERTY INFORMATION

Total Size of Site: 36.7 AC Assessor Parcel Number(s): 047-181-001
 Legal Description: PORTION OF RANCHO CORRAL DE PIEDRA
 Address of the project (if known): _____
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: FROM ARROYO GRANDE: EAST ON LOPEZ DRIVE, NORTH ON STAGECOACH ROAD TO EL SUENO WAY
 Describe current uses, existing structures, and other improvements and vegetation on the property:
CURRENTLY A VACANT LOT

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 39 LOT SUBDIVISION, INCLUDING 36 RESIDENTIAL LOTS FROM 0.25 - 1.3 AC, TWO OPEN SPACE LOTS, AND ONE UTILITY LOT

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 Patrick Sullivan Date 11/6/14

FOR STAFF USE ONLY			
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input checked="" 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?: 36 RESIDENTIAL LOTS FROM 0.25 - 1.3 AC

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 36.7 AC

What will the property be used for after division: RESIDENCES

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 PROPOSED ACCESS FROM EL SUENO WAY. PROPOSED EMERGENCY ACCESS FROM COUNTRY OAK WAY

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

North: RESIDENTIAL South: RESIDENTIAL

East: RESIDENTIAL West: RESIDENTIAL

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 PROPOSED COMMUNITY SYSTEM

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: _____

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

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:

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".

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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: 36.7 acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- 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? _____
4. How many service connections will be required? 36
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING WELL
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
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?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 1000 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: UNKNOWN Location of connection: 13,500
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: LUCIA MAR
- 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): 50% OF SITE TO BE OPEN SPACE
- 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: _____
- 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 *: N/A

*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:

CLUSTER SUBDIVISION WITH 50% OPEN SPACE

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): _____

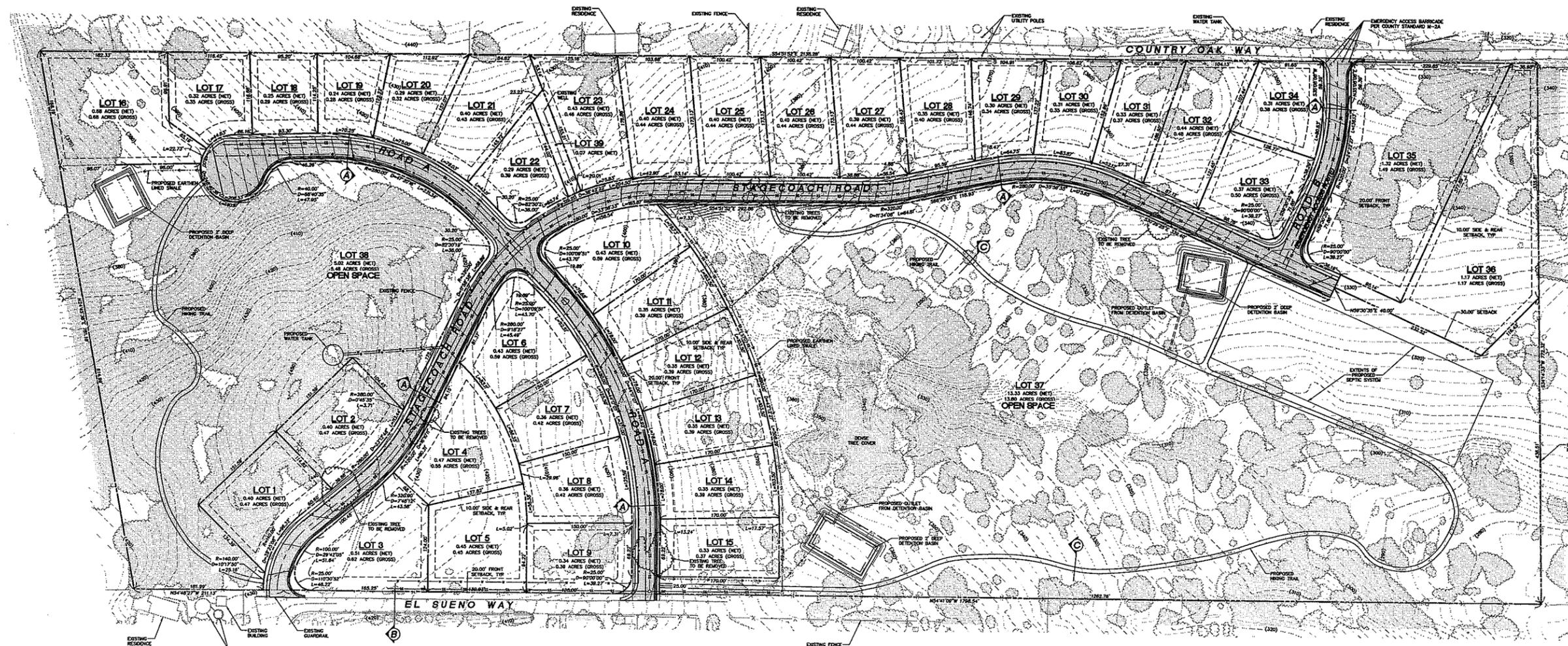
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

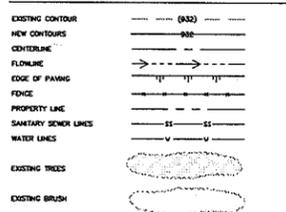
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

VESTING TENTATIVE TRACT MAP TR-3073

BEING A THIRTY NINE LOT SUBDIVISION OF A PORTION OF RANCHO CORRAL DE PIEDRA,
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA,
AS DESCRIBED ON RECORD OF SURVEY RS 13-006, BOOK 107 PAGE 60



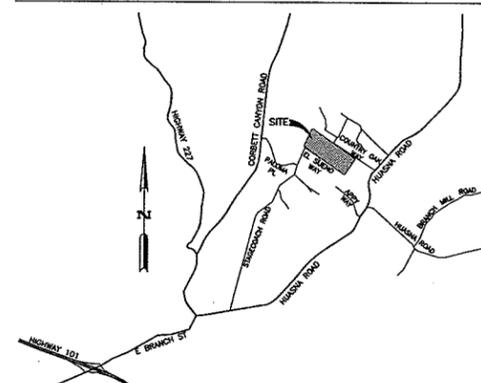
LEGEND



SITE STATISTICS

	GROSS	NET
TOTAL AREA	36.7 AC	36.7 AC
RESIDENTIAL LOT AREA	17.3 AC	15.3 AC
PERCENT OF GROSS	47.1%	41.7%
COMMON AREA/ OPEN SPACE AREA	19.3 AC	18.4 AC
PERCENT OF GROSS	52.8%	50.1%

VICINITY MAP:

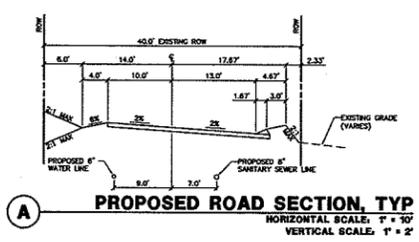


BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON CALIFORNIA COORDINATE SYSTEM, ZONE 5, NAD 83

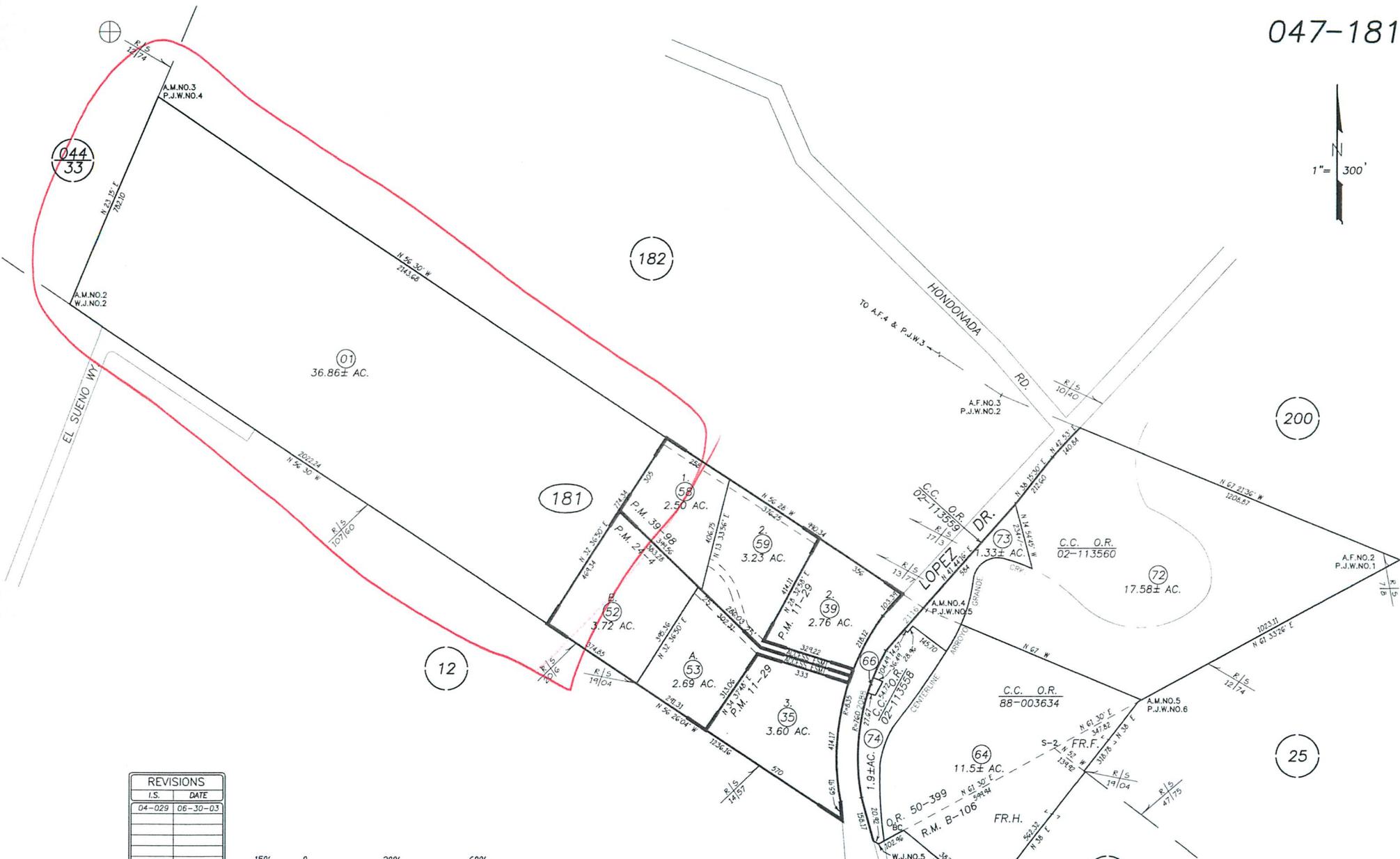
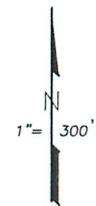
ASSESSOR'S PARCEL NO.:
078-181-001

REFERENCE MAPS:
R RECORD DATA PER 107 RS 60

OWNER:
PATRICK SULLMAN
874 TEMPUS CIR
ARROYO GRANDE, CA 93420



<p>ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING 711 DANE FARNS ROAD SUITE 100 SAN LUIS OBISPO CALIFORNIA, 95401 PHONE: (805) 544-9700 enr@omnidesign.com</p>	<p>RECORD DRAWINGS</p> <p>DAVID A. MARCHELL, PE, CES35 Date</p> <p>REVISIONS THE SHEET:</p>	<p>OMNI DESIGN GROUP, INC</p> <p>GREENVIEW ESTATES</p>
	<p>Design/Drawn</p> <p>SCH</p> <p>Job No.</p> <p>1102-01</p> <p>California Coordinates</p> <p>N 606 E 1234</p>	<p>Sheet</p> <p>1 of 1</p>



REVISIONS	
I.S.	DATE
04-029	06-30-03



JAV
03-31-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

BRANCH TRACT OF THE LOS BERROS TR., R.M. Bk. A, Pg. 109.
FOWLER AND WASHBURN TRACT OF RHO'S. CORRAL DE PIEDRA & SANTA MANUELA.

ARROYO GRANDE VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 047 PAGE 181





Parcel Summary Report For Parcel # 047-181-001

11/21/2014
2:05:01PM

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 SULLIVAN PATRICK
874 TEMPUS CIR ARROYO GRANDE CA 93420-2350

Address Information

Status Address

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>
RHOCORDP	0000	PTN	South Cty. Plan	South County I	RS			Y		

Parcel Information

Status Description

Active PTN RHO COR DE P

Notes

THIS APN IS ONE LEGAL PARCEL PER DEEDS: 150 OR 375 CUT BY 12 DEEDS 441-2. JSM 5/9/13

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 # 047-181-001

11/21/2014
2:05:01PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PRE2012-00065 REC Primary Parcel

Description:

RS ZONE

PRE2012-00083 REC Primary Parcel

Description:

PRE2013-00033 MET Primary Parcel

Description:

SUBDIVISION FOR CLUSTER HOUSING DESIGN ON 36 ACRES

SUB2014-00030 REC Primary Parcel

Description:

39 LOT SUBDIVISION INCLUDING 36 RESIDENTIAL LOTS, 1 UTILITY LOT, AND 2 OPEN SPACE LOTS.