SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/20/2015

TO: _____

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

PROJECT DESCRIPTION: SUB2014-00045 CO13-0013 STENOVEC – Proposed parcel map to subdivide one parcel of 5.07 ac into two parcels of 3.07 ac and 2.00 ac. Site location is 1795 Tiburon Way, San Luis Obispo. APN: 076-532-017

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

k. van Orton

SUB2014-00045 CO13-0013 STENOVEC J THO
Parcel Map
SUBDIVIDE PARCEL INTO 2 - 2 ACRE MIN. LOTS
SLOSLO/ SLOC
AR RS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buildi

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	

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name J. Thomas & Susan W. Stenovec Daytime Phone _____
Mailing Address C/O Agent (see below) Zip Code _____
Email Address: _____

☒ Applicant Name Paragon Design & Building, Attn: Thomas Brajkovich Daytime Phone (805) 541-9486
Mailing Address 1009 Morro Street, Suite 203, San Luis Obispo Zip Code 93401
Email Address: tbrajko@paragonarchitects.com

☒ Agent Name Triad/Holmes Associates, Attn: Cristi Fry Daytime Phone (805) 544-8908
Mailing Address 555 Chorro Street, Suite A1, San Luis Obispo Zip Code 93405
Email Address: cfry@thainc.com

PROPERTY INFORMATION

Total Size of Site: 5.07 Acres Assessor Parcel Number(s): 076-532-017
Legal Description: Lot 13, Tract 681 per 10 Maps 94 and Certificate of Correction 2624 O.R. 803
Address of the project (if known): 1795 Tiburon Way, San Luis Obispo, CA 93401
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Orcutt Road to Tiburon Way

Describe current uses, existing structures, and other improvements and vegetation on the property:
(1) existing single family home with septic tank

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Subdivide parcel into two 2 acre min. lots

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 _____ Date 3/10/15

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?: Two 2 acre min. lots

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 5.07 Acres

What will the property be used for after division: Two single family 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 driveway off of Tiburon Way. Proposed access easement from Tiburon Way along southwest property line

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

North: Residential Single Family South: Residential Single Family

East: Residential Single Family / AG Zone West: Residential Single Family

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____

☒ Community System - List the agency or company responsible for provision: A.D.C. Mutual Water Company

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 / City of SLO

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:

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 +/- acres
   Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: A intermittent stream flows across property
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: Site is developed with a single family residence
6. Has a grading plan been prepared? ☐ Yes ☒ No
   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: Tiburon Way

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? Typical for (2) single family residences
4. How many service connections will be required? (1) new connection
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: water service to existing residence
6. Has there been a sustained yield test on proposed or existing wells? N/A
   ☐ 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.
Will Serve Letter is attached

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? 200 min. 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: San Luis Garbage Company
3. Where is the waste disposal storage in relation to buildings? Trash cans in pullout on Tiburon Way

N/A 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: San Luis Obispo Unified School District
2. Location of nearest police station: 1042 Walnut Street, SLO
3. Location of nearest fire station: 1280 Laurel Lane, SLO
4. Location of nearest public transit stop: Orcutt and Johnson
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 1 mile feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property: Agricultural until 1982, Residential 1982-present
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): N/A
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 *: No building is proposed

*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: N/A
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): _____

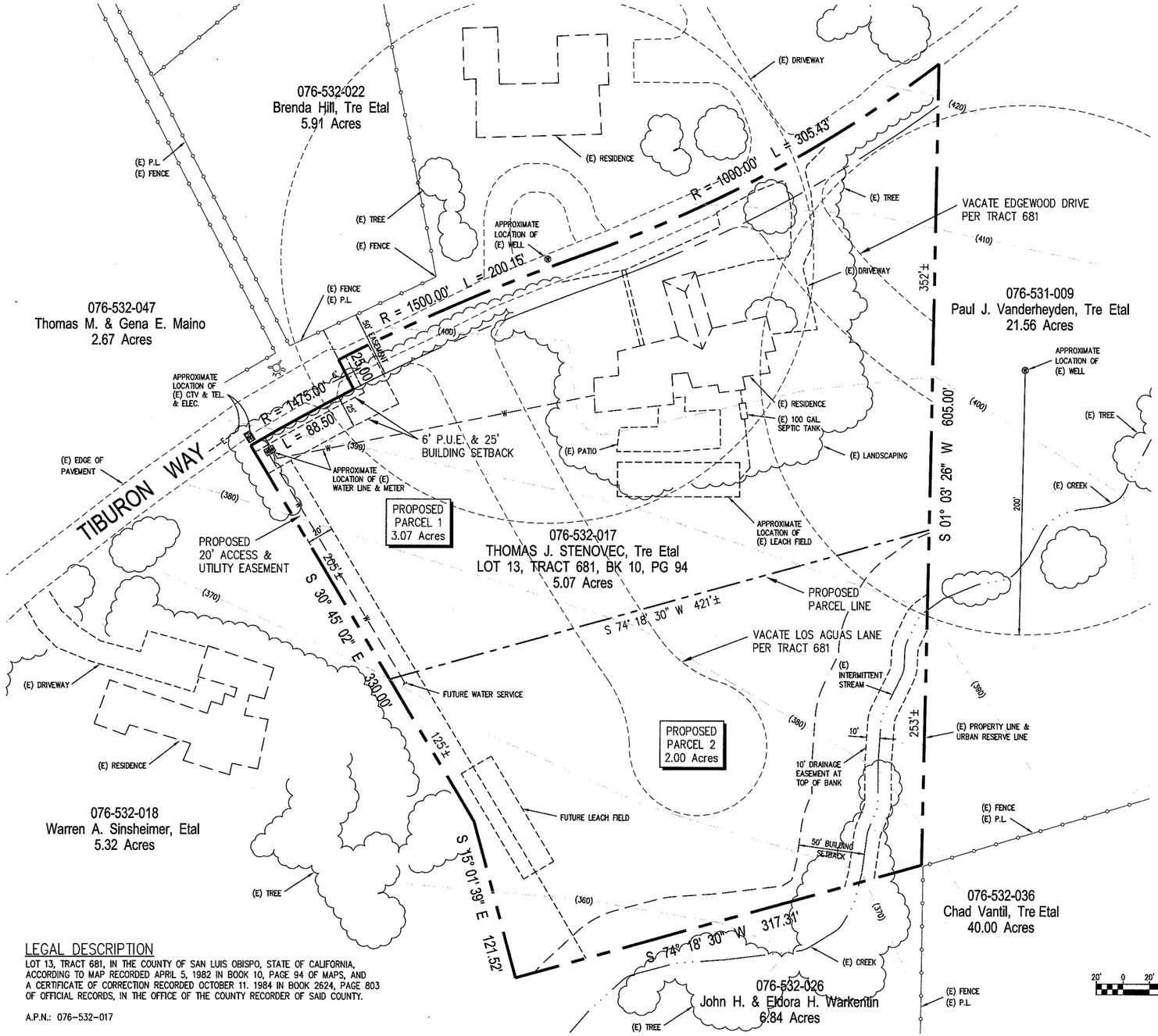
Other Related Permits

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

   (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 MAP PM CO 13-0013

PROJECT ADDRESS: 1795 TIBURON WAY SAN LUIS OBISPO, CA. 93401



OWNERS/SUBDIVIDERS

J. THOMAS & SUSAN W. STENOVEC
1795 TIBURON WAY
SAN LUIS OBISPO, CA. 93401

PLAN PREPARATION

PARAGON DESIGN – THOM BRAJKOVICH
1009 MORRO STREET, STE. 203
SAN LUIS OBISPO, CA. 93401

SITE DATA

ASSESSOR'S PARCEL NUMBER	076-532-017
EXISTING PARCEL AREA	5.07 ACRES
EXISTING PARCELS	1 PARCEL
PROPOSED PARCELS	2 PARCELS
MIN. LOT SIZE	2 ACRE MIN. LOT SIZE
EXISTING ZONING	RS
EXISTING DRAINAGE	SHEET FLOW TO SOUTHWEST
WATER SUPPLY	A.D.C. MUTUAL WATER COMPANY
WASTEWATER DISPOSAL	ON-SITE WASTEWATER DISPOSAL
ELECTRICAL	PG&E
TELEPHONE	AT&T
NATURAL GAS	SOUTHERN CALIFORNIA GAS COMPANY
SOLID WASTE DISPOSAL	SAN LUIS GARBAGE COMPANY
FIRE PROTECTION	CAL FIRE

EROSION CONTROL

SHALL BE IN COMPLIANCE WITH CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (B.M.P.'S) HANDBOOK FOR CONSTRUCTION ACTIVITIES PER CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).

WATER QUALITY/DRAINAGE

WATER QUALITY/DRAINGAE FUTURE DEVELOPMENT OF EITHER PARCEL WILL REQUIRE THE APPROPRIATE REPORTS AND APPROVALS FOR POST CONSTRUCTION RUNOFF REQUIREMENTS.

ABANDONMENT STATEMENT

THE RIGHTS OF WAY OF LOS AGUAS LANE AND EDGEWOOD DRIVE WITHIN LOT 13 OF TRACT 681 ARE TO BE ABANDONED WITH THE RECORDATION OF THE PARCEL MAP.

BOUNDARY NOTE

PROJECT BOUNDARY BASED ON TRACT 681 ACCORDING TO MAP RECORDED APRIL 5, 1982 IN BOOK 10, PAGE 94 OF MAPS.

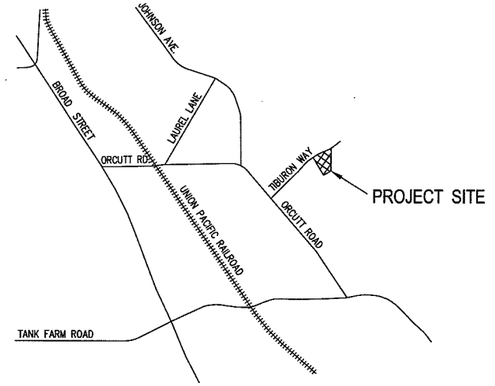
UTILITY NOTE

ALL FUTURE UTILITIES WILL BE INSTALLED IN PROPOSED NEW ACCESS AND UTILITY EASEMENT.

LEGAL DESCRIPTION

LOT 13, TRACT 681, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED APRIL 5, 1982 IN BOOK 10, PAGE 94 OF MAPS, AND A CERTIFICATE OF CORRECTION RECORDED OCTOBER 11. 1984 IN BOOK 2624, PAGE 803 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 076-532-017



VICINITY MAP

-nts-

REVISIONS	

All designs, and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of the Architect.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.

PARAGON DESIGN and BUILDING
1009 MORRO STREET STE 203 SAN LUIS OBISPO, CA. 93401
PHONE (805) 547-9688 FAX (805) 547-9755 LIC. #28612
THOMAS G. BRAJKOVICH ARCHITECT
LICENSED ARCHITECT THOMAS G. BRAJKOVICH No. C 18614 STATE OF CALIFORNIA

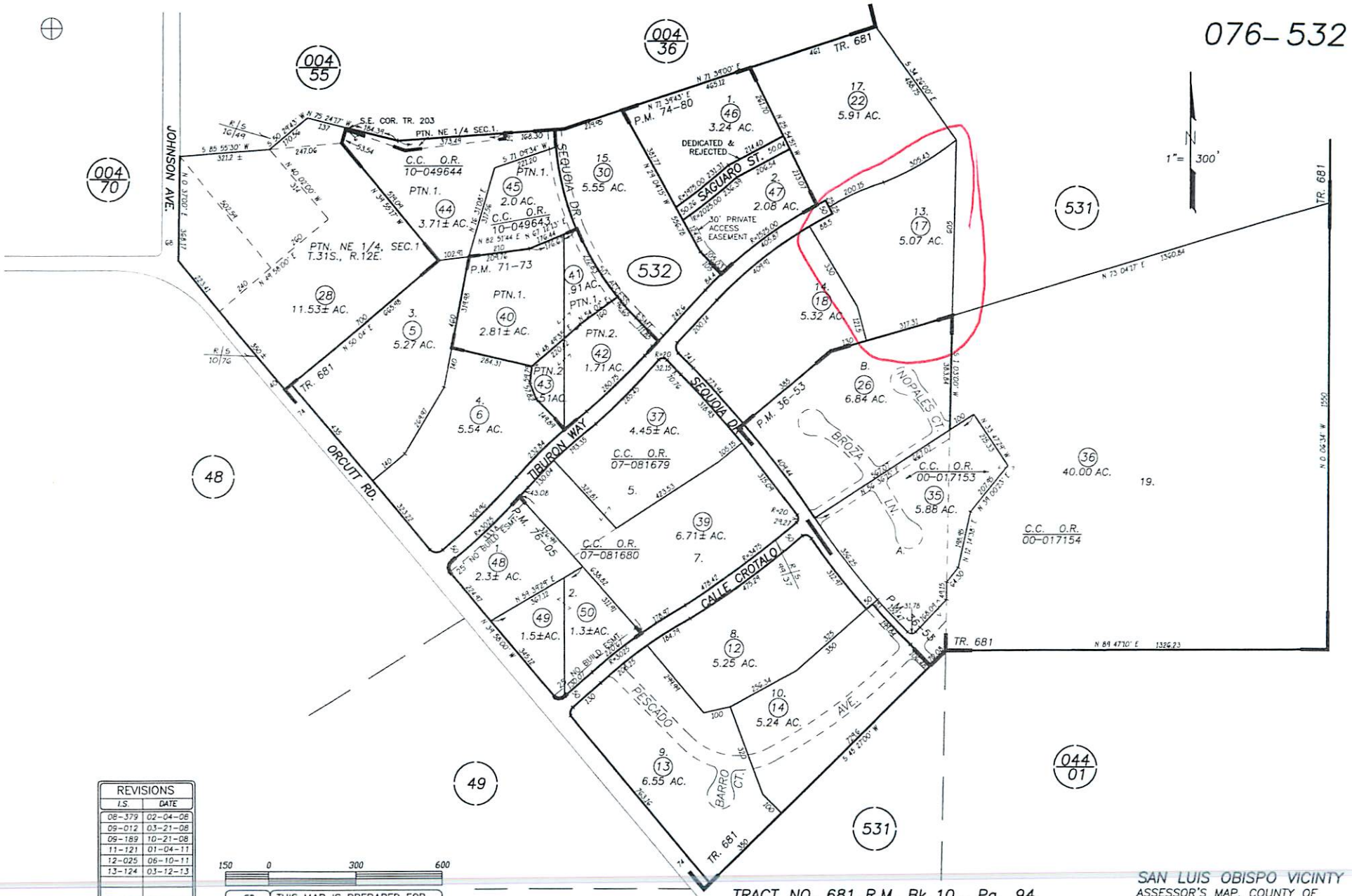
STENOVEC PROPERTY
1795 TIBURON WAY
SAN LUIS OBISPO, CA. 93401

VESTING TENTATIVE PARCEL MAP

CHECKED	TGB
DRAWN	JMC
DATE	March 11, 2013
SCALE	1" = 40'
JOB No.	216
SHEET	1

SHEET 1 OF 1

076-532



REVISIONS	
I.S.	DATE
08-379	02-04-08
09-012	03-21-08
09-189	10-21-08
11-121	01-04-11
12-025	06-10-11
13-124	03-12-13

150 0 300 600

GB 06-22-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 681, R.M. Bk. 10 , Pg. 94.
T.31S. ; R.12E. ; SECTION 1 (NE 1/4), M.D.B.& M.

SAN LUIS OBISPO VICINTY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 532

San Luis Obispo Planning Area
Planning Area
Obispo Sub Area North
Planning Area
San Luis Obispo URL
RS
AG

Parcel Summary Report For Parcel # 076-532-017

3/13/2015
10:52:48AM

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	STENOVEC J THOMAS
	1795 TIBURON WAY SLO CA 93401-8309
OWN	STENOVEC FAMILY TRUST
OWN	STENOVEC SUSAN W

Address Information

Status	Address
P	01795 TIBURON WY SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
681	0000	0013	San Luis Obisp	San Luis Obis	RS	AR		Y	SS / SC	

Parcel Information

Status	Description
Active	TR 681 LT 13

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 04
AREA NO. 21

Parcel Summary Report For Parcel # 076-532-017

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:	
89617	FNL	Primary Parcel

Description:
ADD CLOSET & BATH TO SFD

A1235	FNL	Primary Parcel

Description:
ADD TWO BEDROOMS TO EXISTENT RESIDENCE

C1198	FNL	Primary Parcel

Description:
ADD/ALT SINGLE FAMILY DWELLING (KITCHEN REMODEL) ARCH: JEFF BAGUE, C-17461 (544-4399)

P950527P	APP	Primary Parcel

Description:
MAIL ORDER HOME OFFICE/CONSULTING/PAINTING PORTRAITS

PMT2012-01492	FNL	Primary Parcel

Description:
PHOTOVOLTAIC - GROUND MOUNT - 32 PANEL

SUB2014-00045	REC	Primary Parcel

Description:
SUBDIVIDE PARCEL INTO 2 - 2 ACRE MIN. LOTS